



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

September 30, 2019

New Columbia Solar
401 New York Ave. NE, 2nd Floor
Washington, DC 20002

Attn: Nicholas Bihun

Re: Elevated Ground Mount Solar Array - 2120 & 2132 West Virginia Avenue NE-
Determination Letter – SOL1902173 & SOL1902174

Dear Mr. Bihun,

This is to confirm the substance of the discussion with my staff on April 4th, 2019, concerning the solar elevated ground mount portion of the proposed solar photovoltaic system that will be located at 2120 & 2132 West Virginia Avenue NE. The proposed installation will be on an existing parking lot. The proposed solar photovoltaic system will be a Community Renewable Energy Facility (CREF) as defined in subsection 801.1 of Section 801, MATTER-OF-RIGHT USES (PDR), of Chapter 8, MATTER-OF-RIGHT USES (PDR) of Subtitle U of Title 11 of the Washington, D.C. Municipal Regulations (DCMR). The discussion had specific references to Squares 4098; 4098 on Lots 0246; 0247, hereinafter referred to as the "Project". The lot is zoned PDR-2.

Your client proposed to construct a 240.9 kW (DC) solar photovoltaic system. The following is a list of clarifications provided for the various aspects of the project:

1. Density - Floor Area Ratio (FAR). Whereas the Project and associated solar equipment and existing structures do not exceed the Maximum FAR Permitted for a Community Renewable Energy Facility (CREF) (4.5) of the lots, this Project is in conformance with applicable zoning requirements (Title 11 - Subtitle J Subsection 202.1, 202.3).
 - Lot 0246 – Area of existing structures = 7,774.80 SQFT; Area of Proposed Array= 6,882.00 SQFT; Aggregate Structure Area= 14,656.8 SQFT; Lot Area= 28,305.00 SQFT; FAR= 0.52
 - Lot 0247 – Area of existing structures = 0; Area of Proposed Array= 8,133.00 SQFT; Aggregate Structure Area= 8,133.00 SQFT; Lot Area= 20,158.00 SQFT; FAR= 0.40
2. Maximum Building Height. Since the Project and associated solar equipment and structures do not exceed sixty (60) feet in height, this Project is in conformance with applicable zoning requirements (Title 11 - Subtitle J Subsection 203.1).
3. Setbacks. Since the Project and associated solar equipment has a maximum height of 19 feet and 5 and 3/8 inches and have a 27.5-foot setback, with a 12-foot setback requirement, and no front yard or side yard setback requirements, and the panels are sited no less than forty

feet (40 ft.), including any intervening street or alley, from an adjacent property in the R, RF, or RA-1 zone, the Project is in conformance with applicable zoning requirements (Title 11 - Subtitle J 205.2; 206.1; Zoning Commission Case No. 19-04 Subtitle U Subsection 801.1(g)(2)).

4. Transition Setback. Since the Project and associated solar equipment do not directly abut a residential zone, the Project is in conformance with applicable zoning requirements (Title 11 - Subtitle J 207.1; 207.6(b)).

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above. Please let me know if you have any further questions.

Sincerely,

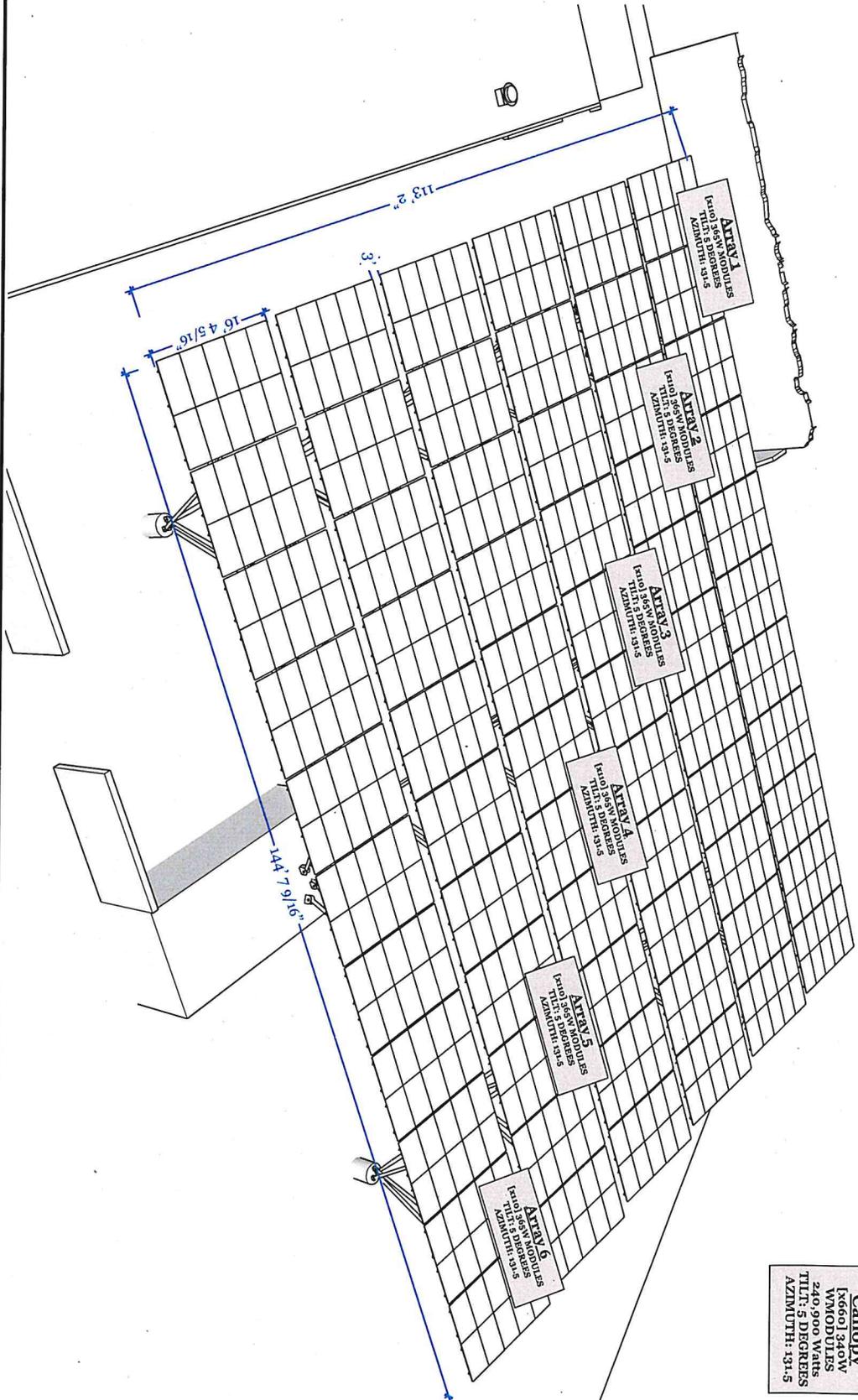


Matthew Le Grant
Zoning Administrator

Disclaimer: This letter is issued in reliance upon, and therefore limited to, the questions asked, and documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter. Therefore, this letter does **NOT** vest an application for zoning or other DCRA approval process, which may only occur as part of the review of an application submitted to DCRA. This determination is limited to an interpretation of the Zoning Regulations, and I am not making any representations as to Building Code requirements or other D.C. laws.

Attachment: 2120 W. Virginia Design Drawings - 2120 & 2132 West Virginia Avenue NE Elevated Ground Mount

Canopy
 [x660] 340W
 VMODULES
 240,900 WATTS
 TILT: 5 DEGREES
 AZIMUTH: 131.5



...NOT APPROVED FOR CONSTRUCTION...

REV. NO.	REV.	DESCRIPTION	DATE	BY

REVISIONS

NEW COLUMBIA
 S O L A R

401 New York Ave NE,
 Second Floor
 Washington, DC 20002
 T: (202) 810-1661

PROJECT NAME AND ADDRESS

BOB STEGEL SOLAR CANOPIES
 2120 W. Virginia Ave NE
 Washington DC 20002
 APN: _____

DRAWN BY:	P. MATIONE
CHECKED BY:	P. KWAN
APPROVED:	
SCALE:	

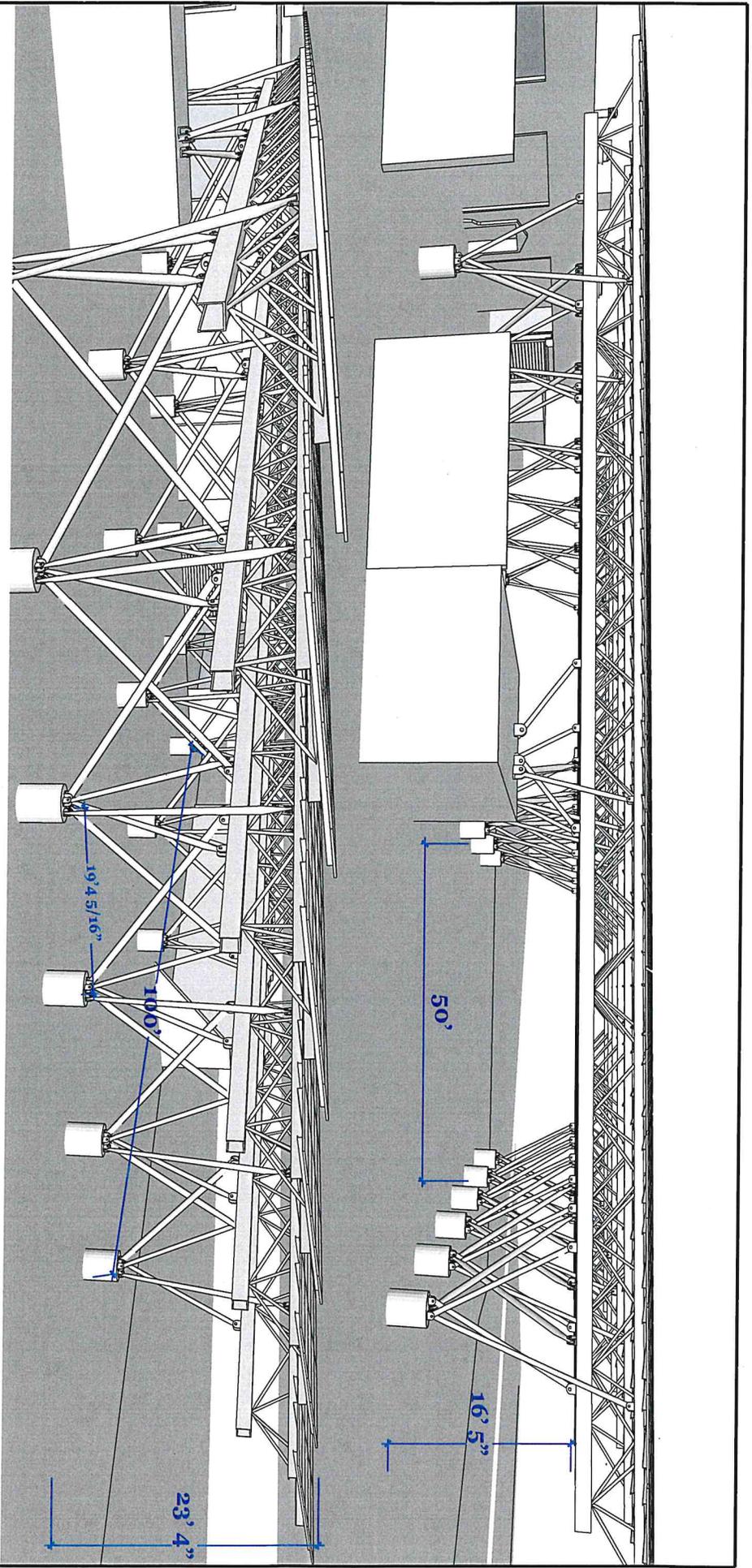
SHEET SCHEDULE	
SHEET #	DESCRIPTION
1	OVERALL CANOPY LAYOUT
2	CANOPY ELECTRICAL SCHEMATIC
3	STRUCTURAL BRACING
4	FOUNDATION
5	PERMITTING
6	PERMITTING
7	PERMITTING
8	PERMITTING
9	PERMITTING
10	PERMITTING

DRAWING NAME

CANOPY LAYOUT

SHEET #

A-01



REVISIONS

NO.	REV.	DESCRIPTION	DATE	BY

NEW COLUMBIA SOLAR

401 New York Ave NE,
Second Floor
Washington, DC 20002
T: (202) 810-1661

PROJECT NAME AND ADDRESS
BOB SIEGEL SOLAR CANOPIES
2120 W. Virginia Ave NE
Washington DC 20002
APN: _____

DRAWN BY: F. MANTON
CHECKED BY: F. MANTON
APPROVED: _____
SCALE: _____

SHEET SCHEDULE

SHEET NO. 1 OF 1
DRAWING NAME: CANOPY ELEVATION DRAWINGS
PROJECT NO. 16-001
DATE: 10/1/16
SCALE: AS SHOWN
REVISIONS: NONE

DRAWING NAME
CANOPY ELEVATION DRAWINGS

SHEET #
A-02



REV.	NO.	DESCRIPTION	DATE	BY

REVISIONS

NEW COLUMBIA SOLAR

401 New York Ave NE,
Second Floor
Washington, DC 20002
T: (202) 810-1661

PROJECT NAME AND ADDRESS

BOB SIRGEL SOLAR CANOPIES
2120 W. Virginia Ave NE
Washington DC 20002
APN: _____

DESIGNER: P. MADONN
CHECKED BY: F. MAN
APPROVED: _____
SCALE: _____

SHEET SCHEDULE

SHEET: 4-01
4-02
4-03
4-04
4-05

ISSUING NAME: _____
CANOPY ELEVATION DRAWINGS 1
RESOURCE DOCUMENTS 1
RESOURCE DOCUMENTS 2 (PART)

DRAWING NAME

CANOPY ELEVATION DRAWINGS 2

SHEET #

A-03

SRP-6MA-HV SERIES 6 INCH 72 CELLS

350-365W



KEY FEATURES

- Bankable products**
- Class C fire safety class**
- Top rank in Pylon yield measurement**
- Outstanding power output capability at low irradiance**
- Tested and certified according to newest IEC standard EC61215:2016**
- Triple 100% Electroluminescence (EL) tests minimize technology risk**
- Tested and certified according to newest IEC standard EC61215:2016**
- World 1st company to pass Thermal, Tuff and On-Site Power Measure ment Validation Certificate**
- Withstand and applicable up to 1500V High system voltage**

MANAGEMENT SYSTEM

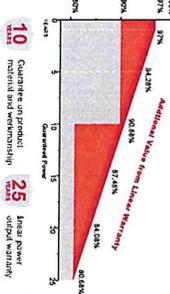
The best quality solar panels are made from the best quality silicon. 100% tested by advanced and independent power system.



PRODUCT CERTIFICATES



WARRANTY
Additional 10 Year Power Warranty



10 Guarantee on product material and workmanship
25 Year power output warranty

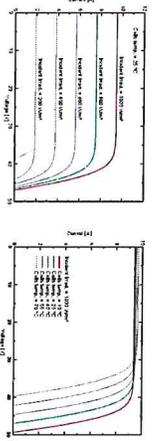
SERAPHIM SOLAR SYSTEM CO., LTD.
www.seraphimenergy.com info@seraphimenergy.com



Electrical Characteristics

Module Type	SRP-350-6MA-HV		SRP-355-6MA-HV		SRP-360-6MA-HV		SRP-365-6MA-HV	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Usable Power P _{max} (W)	350	290	355	293	360	297	365	271
Open Circuit Voltage V _{oc} (V)	47	43.4	47.2	43.6	47.4	43.8	47.6	44.0
Short Circuit Current I _{sc} (A)	9.51	7.68	9.61	7.75	9.70	7.84	9.78	7.93
Maximum Power Voltage V _{mp} (V)	38.1	35.8	38.3	35.9	38.5	36.1	38.7	36.3
Maximum Power Current I _{mp} (A)	9.19	7.27	9.27	7.33	9.36	7.40	9.44	7.47
Module Efficiency STC (%)	17.91	18.17	18.17	18.42	18.42	18.68	18.68	18.68
Power Tolerance (%)	(0-+5%)							
Maximum System Voltage (V)	1500 (ULV)							
Maximum Series Fuse Rating (A)	20							
Panel Temperature Coefficient	-0.49%/°C							
Voc Temperature Coefficient	-0.32%/°C							
Isc Temperature Coefficient	+0.05%/°C							
Operating Temperature	-40~+85 °C							
Normal Operating Cell Temperature	45±2 °C							

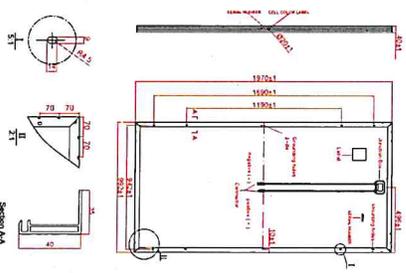
CURVE



Mechanical Specifications

Embossed Dimension	1970 x 923 x 40mm
Weight	21.5kg
Sealant Gels	Mono crystalline 156.75 x 156.75 mm (79pcs)
glass of front Sep.	3.2 mm tempered glass borion
Frame	Anodized aluminum alloy
Junction Box	IP67
Cable Glands	4.0 mm cable length, 1100 mm
Connector	MC4 Compatible
Material used	5400 PA
Packing Configuration	1970 x 923 x 40mm
External Dimension	20 GP
Carrier Per Pallet	27
Pallet Per Container	10
Pallet Per Container	270
	594

Technical drawing



SERAPHIM SOLAR SYSTEM CO., LTD.
www.seraphimenergy.com info@seraphimenergy.com



NEW COLUMBIA SOLAR

401 New York Ave NE, 2nd Floor
Washington, DC 20002

CONTRACTOR

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NEW PV SYSTEM
DRAWN BY
FLM
15RTE
3/01/2019

DESCRIPTION
Sheet Description

RESOURCE DOCUMENTS
R0.2

