

From: [Rene' Horvath](#)
To: [Lehner, Catalina L.](#); [Barkhurst, Kathryn Carrie](#)
Cc: [Jolene Wolfley](#); [Aranda, James M.](#)
Subject: Revised Solar Access Chart to be corrected
Date: Monday, March 01, 2021 2:31:27 PM
Attachments: [IDO Solar Access Chart - PDF.pdf](#)

External

Dear Carrie and Catalina,

I am sending you information related to the solar access chart in preparation for the Thursday, EPC March 4th hearing to review the City wide amendments. One of the City wide amendments relates to the Solar Access chart. I sent in earlier comments to say the November 2020 Solar Access chart 5-10-1, was inaccurate.

I am now sending you a corrected version of the chart, which compares all 3 charts: May 2018 chart, the November 2020 chart, and the corrected chart with the corrected numbers.

I saved it as a PDF to make sure the columns remain intact when printed. You can include it for the 48 hr rule for the EPC hearing, unless you think it needs more discussion. Any questions, give me a call.

Thank you,
Rene' Horvath
898-2114

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This message has been analyzed by Deep Discovery Email Inspector.

IDO Solar Access Chart (5-10) Revised:

Prepared: March 1, 2021

The 2018 chart was more accurate, than the 2020 chart for solar access. Below are 3 charts: May 2018 chart, the November 2020 chart, & corrected chart with the numbers rounded down. The November 2020 chart will not provide the solar access - at a 32 degree angle that allows 1 hour of Winter Solstice sunlight that hits at least 2 feet up on the south facing wall located 10 ft. north from the property line. Overall, the 2018 chart will give the most protective benefit for the nearby residents. Otherwise the corrected chart is more accurate. I believe the Comp Plan goals are to make sure our residents receive the most protection and avoid undue negative impacts from adjacent development. Note: Our zone code has always promoted the most restrictive requirements in order to gain the most protection for nearby residential properties.

Table 5-10-1: Solar Rights Maximum Building Heights: (Calculations shown in the Corrected Chart have been rounded down.)

2018 Chart		2020 Chart		Corrected Chart	
Distance from north lot line	Maximum building Ht ft.	Distance from north lot line	Maximum building Ht ft.	Distance from north lot line	Maximum building Ht ft.
0-5 ft.	10 ft.	0-5 ft.	11ft.	0-5 ft	8 ft.
6-10 ft.	11 ft.	6-10 ft.	14 ft.	6-10 ft.	12 ft.
11-15 ft.	14 ft.	11-15 ft.	17 ft.	11-15 ft.	15 ft.
16-20 ft.	17 ft.	16-20 ft.	20 ft.	16-20 ft.	18 ft.
21-25 ft.	20 ft.	21-25 ft.	23 ft.	21-25 ft.	21 ft.
26-30 ft.	23 ft.	26-30 ft.	27 ft.	26-30 ft.	24 ft.
31-35 ft.	25 ft.	31-35 ft.	30 ft.	31-35 ft.	27 ft.
36- or more	26 ft.	36-40 ft.	33 ft.	36-40 ft.	30 ft.
		41-45 ft.	36 ft.	41-45 ft.	33 ft.