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October 13, 2025

Frederick L. Hill
Chairperson, Board of Zoning Adjustment
Suite 200
441 4th Street, NW
Washington, DC 20001

Re: BZA 21352 - 828 12th Street, NE

Dear Chairperson Hill,

The Capitol Hill Restoration Society (CHRS) **opposes** the applicant's request a special exception from the roof top or upper floor element requirements of Subtitle E § 204.1. The applicant proposes to construct a penthouse with roof deck to an existing, semi-detached, two-story with basement, principal dwelling unit in the RF-1 zone.

The proposal includes the removal of an original roof top turret facing 12th St at the front of the residence. The CHRS opposes the removal of this element, as it would disrupt the established pattern of architectural features along this block of 12th St NE and is contrary to the intent of the zoning regulations which state explicitly that a turret original to the principal dwelling 'shall not be removed or altered'. The only exception to this regulation provided in E § 204.1 applies to rear-facing elements. In addition, we are concerned that the architectural plans are vague and do not sufficiently to illustrate the full scope of the planned demolition and construction.

Respectfully,

Nicholas Alberti
On Behalf of Capitol Hill Restoration Society