

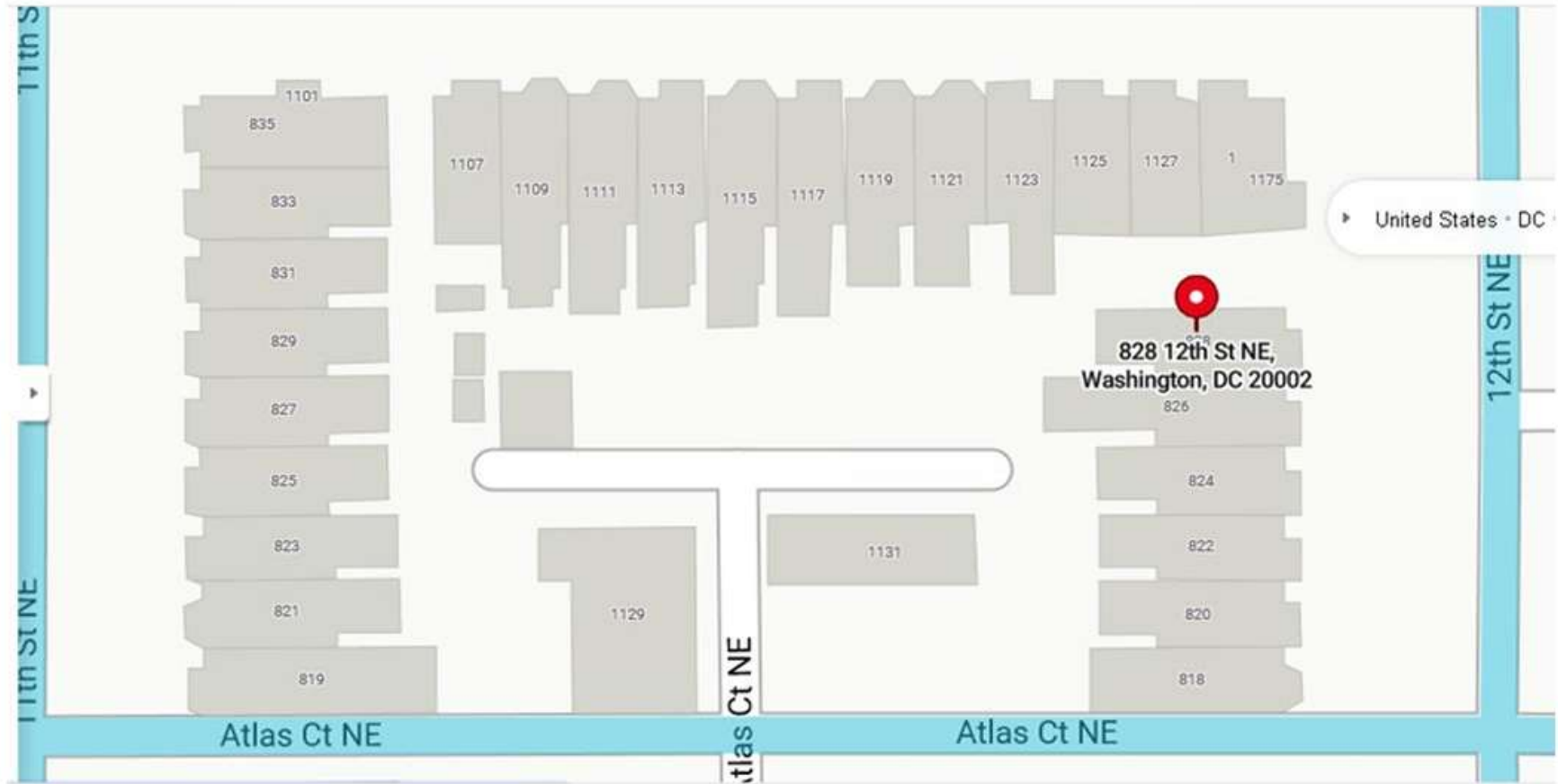
**Property Address: 828 12<sup>th</sup> St NE, Washington, DC 20002**

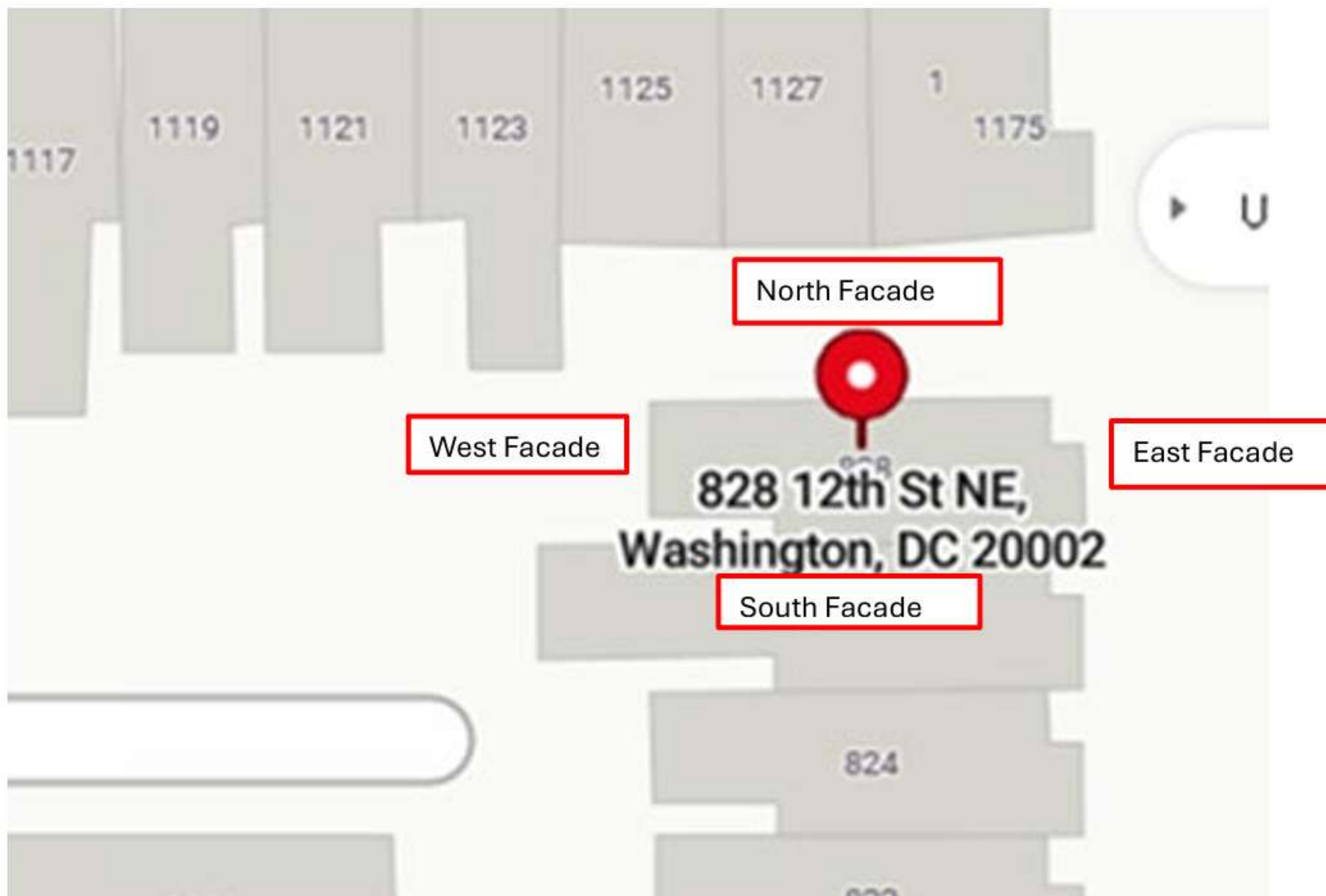
October 22<sup>nd</sup>, 2025

BZA Case# 21352

**Approval Needed for removal of the turret from the top of the house**

## Street Map





## Details about location of the house

Location : 828 12<sup>th</sup> Street NE, Washington, DC 20002  
Bing Maps: Oriented facing North



North



## Existing Structure – 828 12 ST NE





# Existing Elevations - 828 12 ST NE



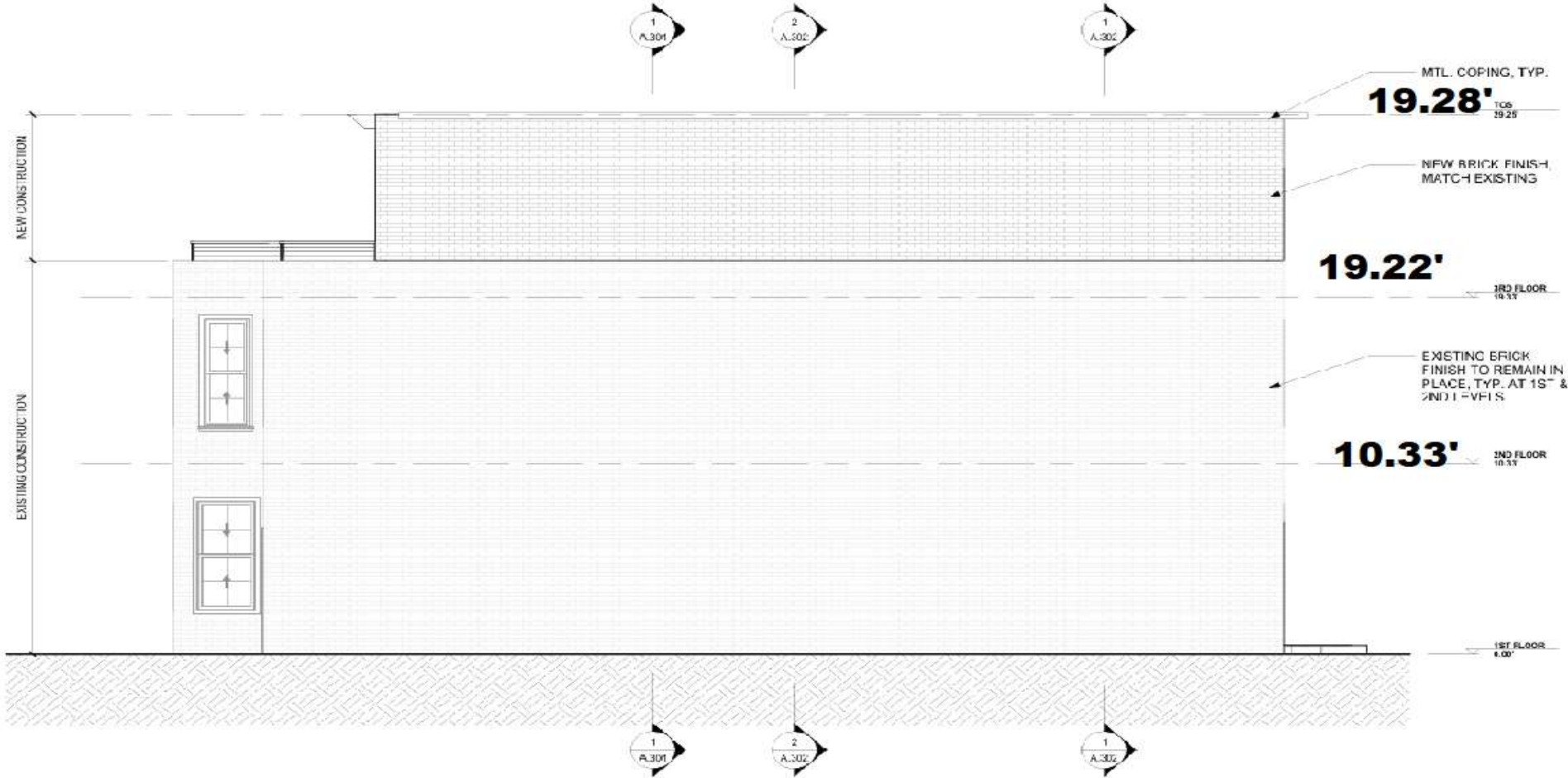


EXISTING BUILDING  
ELEVATION - EAST

1

1/4" = 1'-0"

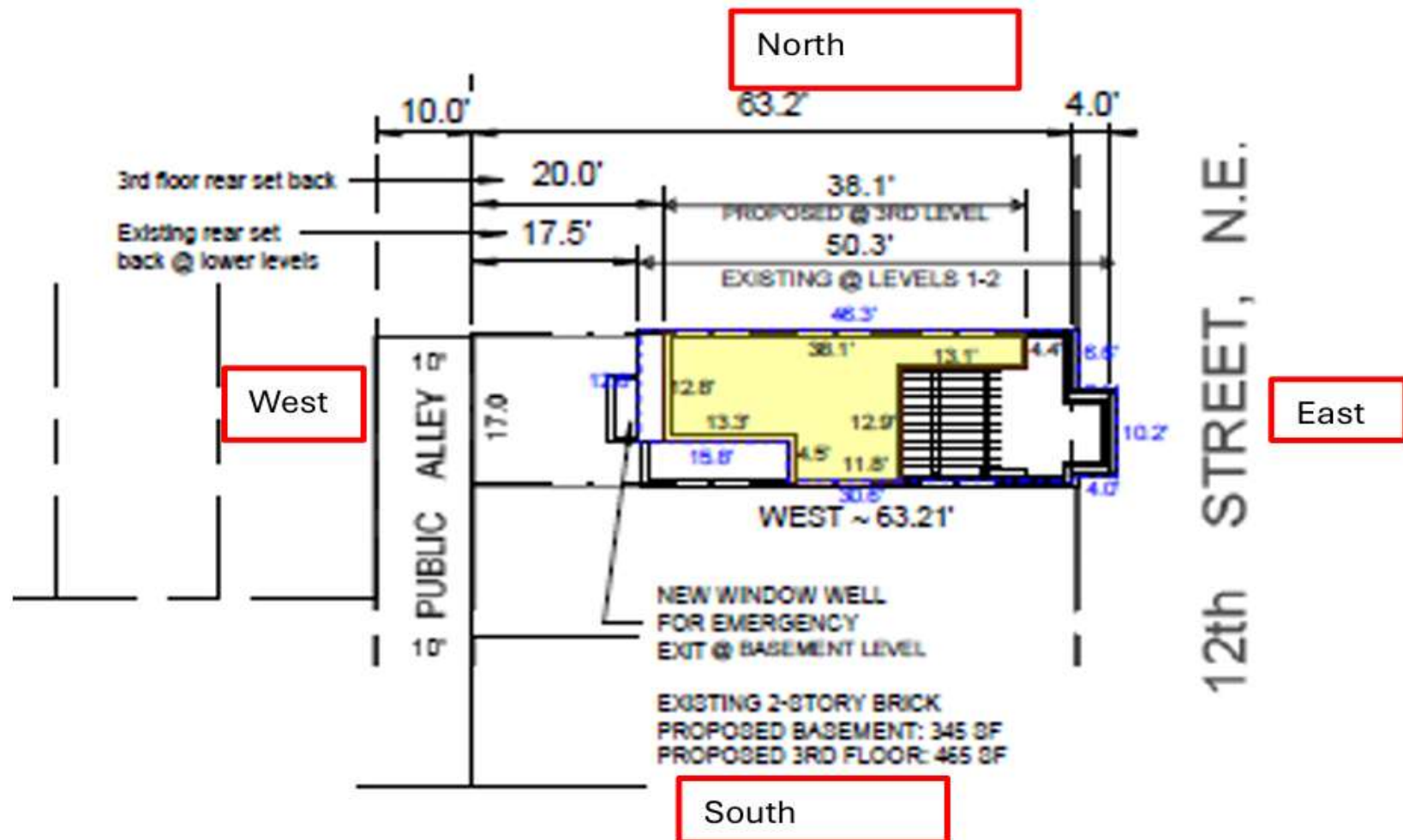
# Proposed Elevation



2 BUILDING ELEVATION - EAST  
1/4" = 1'-0"



## 828 12 ST NE Proposed Addition



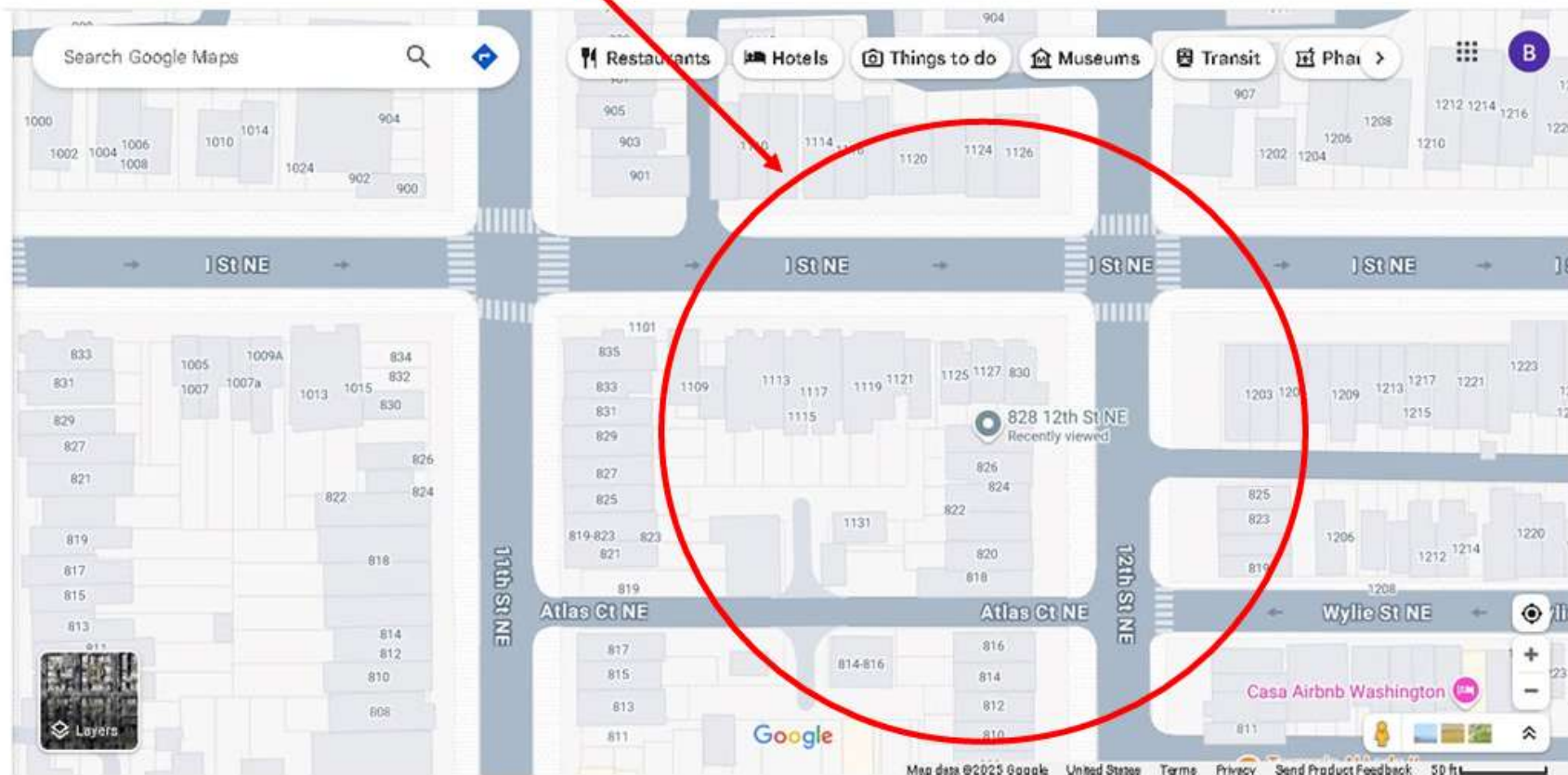
## **Proposed Penthouse addition**

Rendering – Penthouse Addition

New Roof Height = 30 ft Maximum

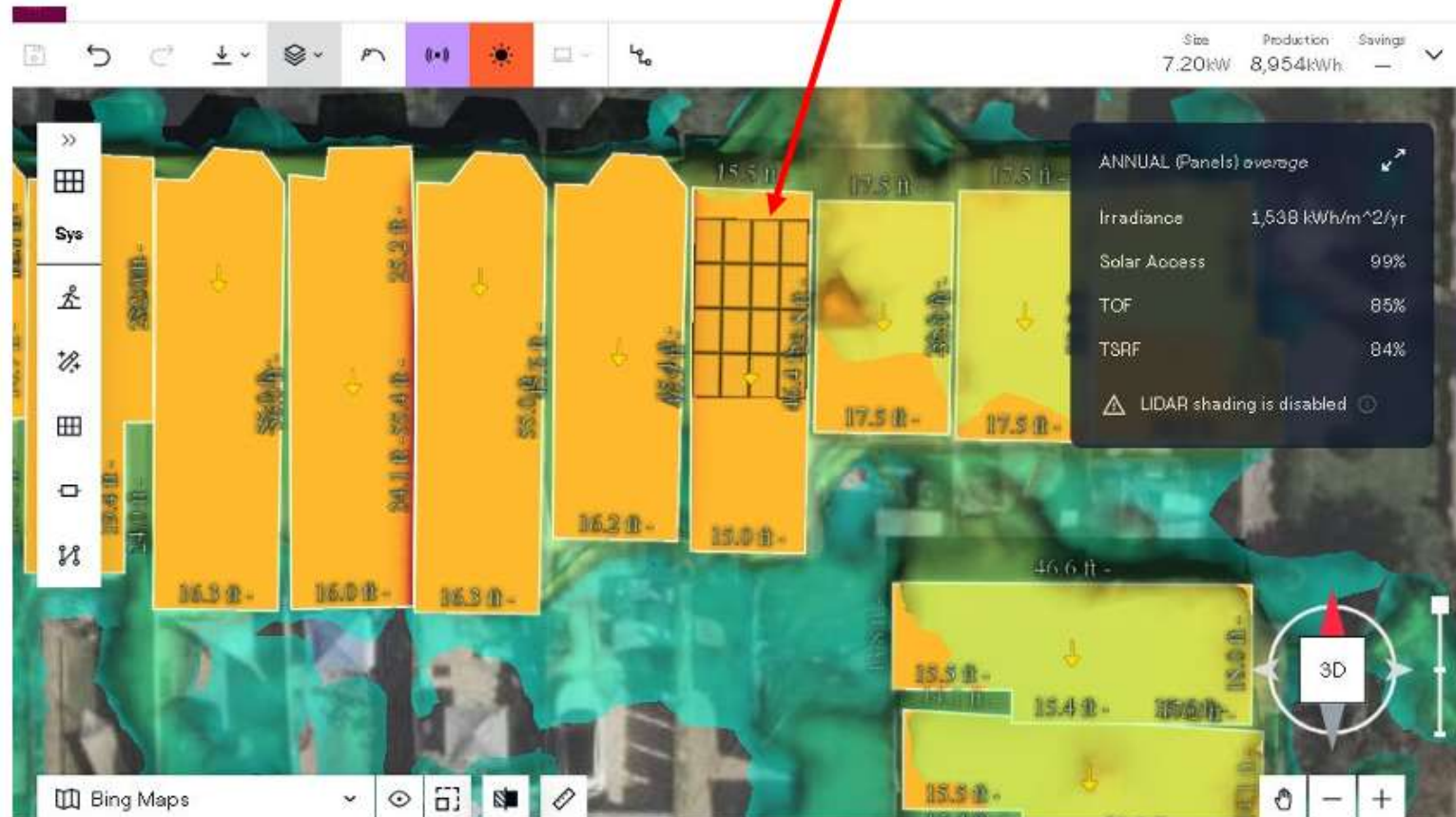


Neighbors with in 200 feet radius



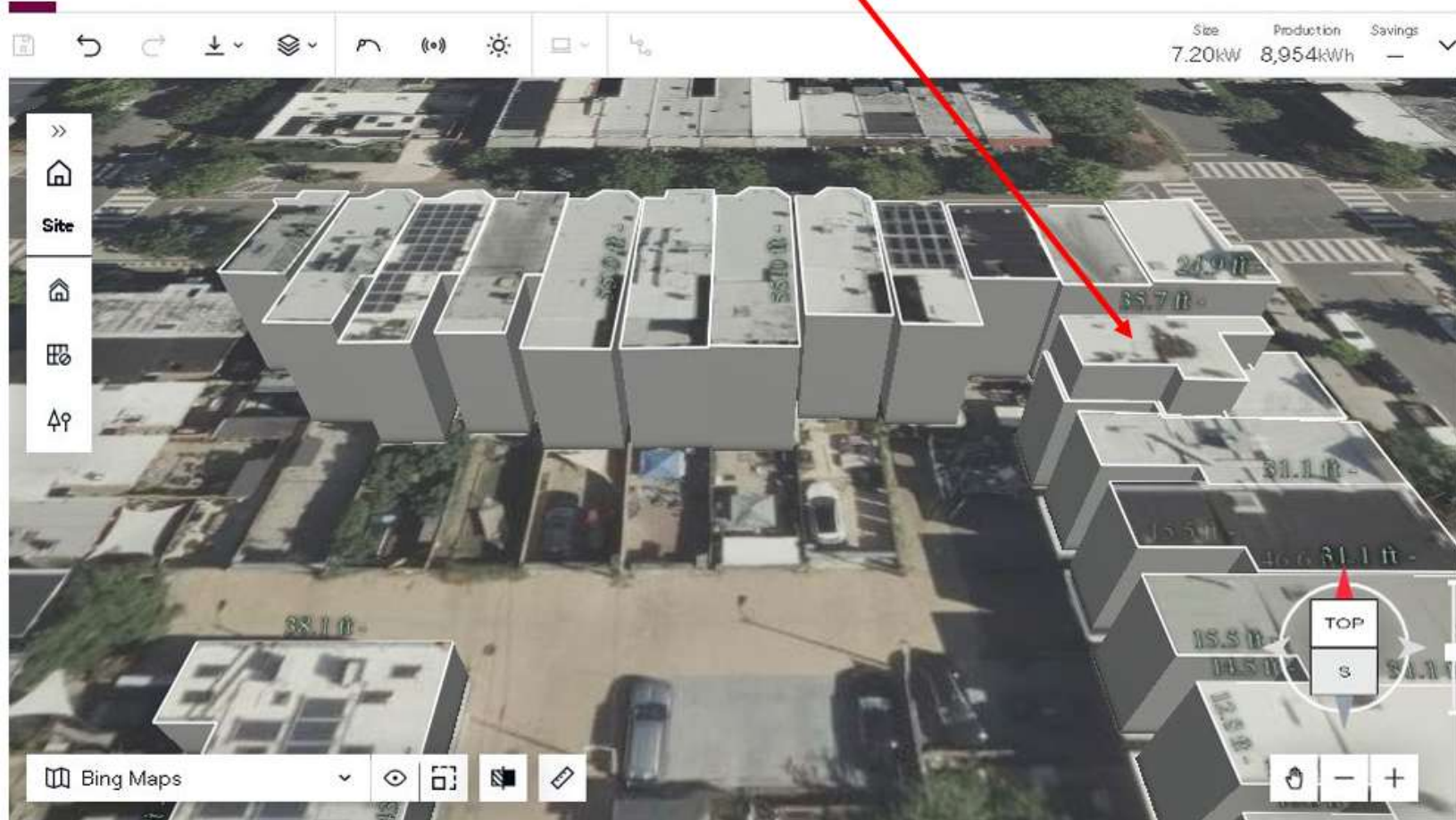
## Existing Building - Aurora Solar Shading Report – Full report sent as a separate document

No shading from 828 12ST NE to 1123 1 ST NE



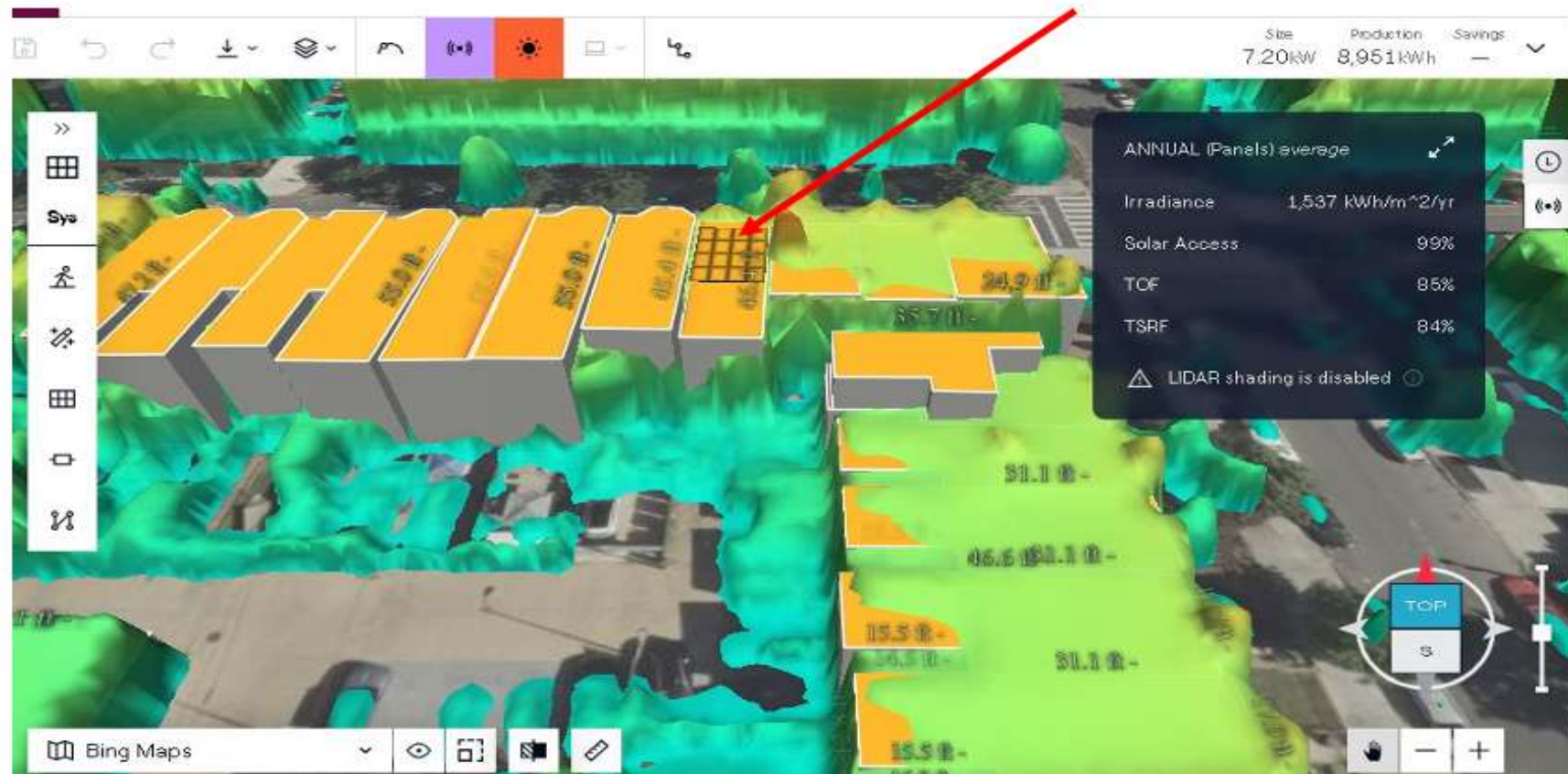


## Aurora Solar – 828 12 ST NE with Penthouse Addition





**There is no added shading from the penthouse addition**



## Key points:

- Soral study report showed that there is no impact for solar shading to adjacent neighbors. Submitted a Solar shading study conducted by Becon Energy consultants.
- Ensured all neighbors are notified as required.
- The turret is not so visible from the street as it is a low height structure
- Removal of turret, an architectural element will open the roof top for better sun exposure and could be beneficial to neighbors
- Architecturally, the house will conform to the newly designed homes on the street.

- Proposed architecture resonates with the architecture of newly renovated homes on the street. The existing architectural element could be seen as an architectural inconsistency with the surrounding neighborhood and potentially detract from the overall aesthetic of the area.

