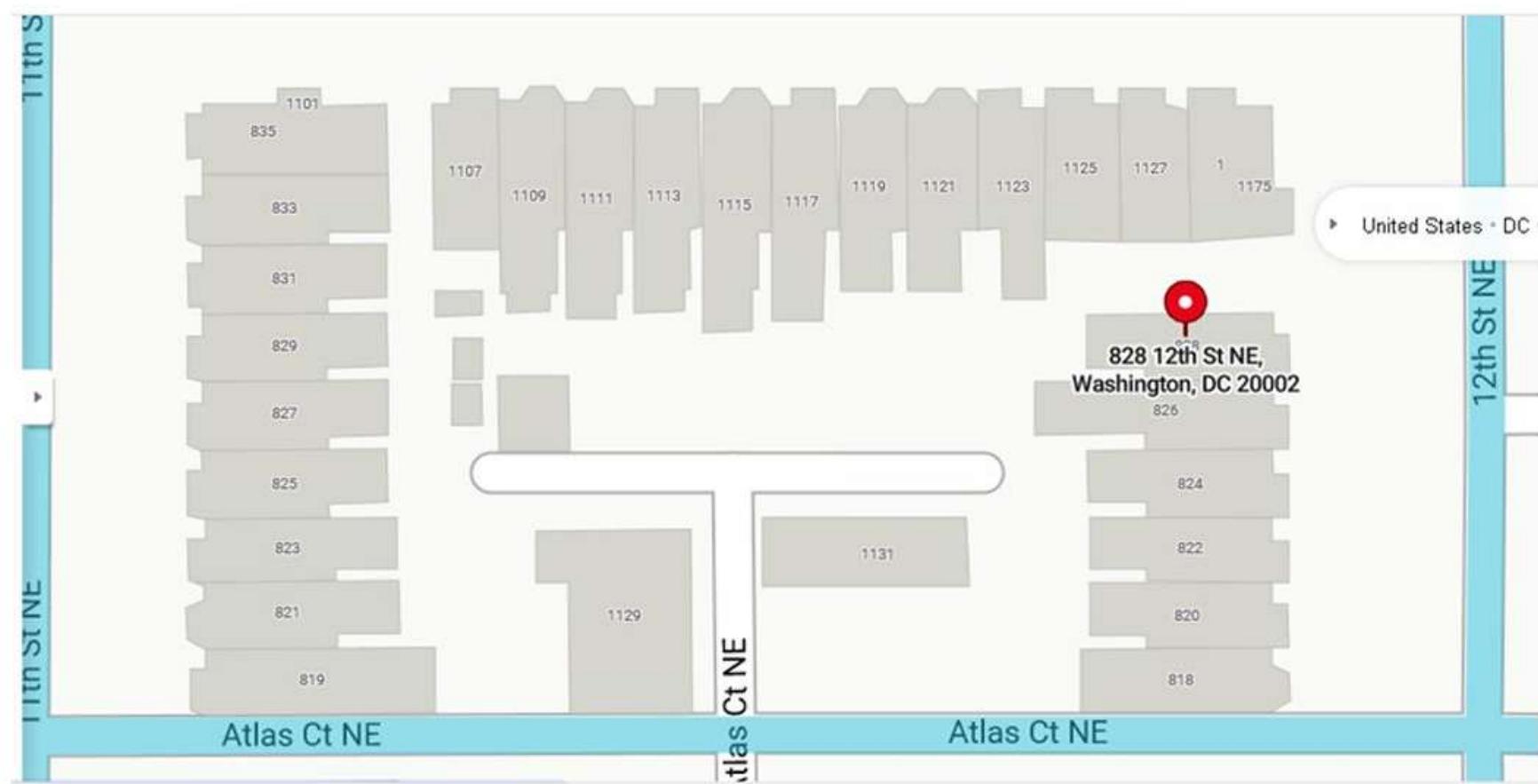


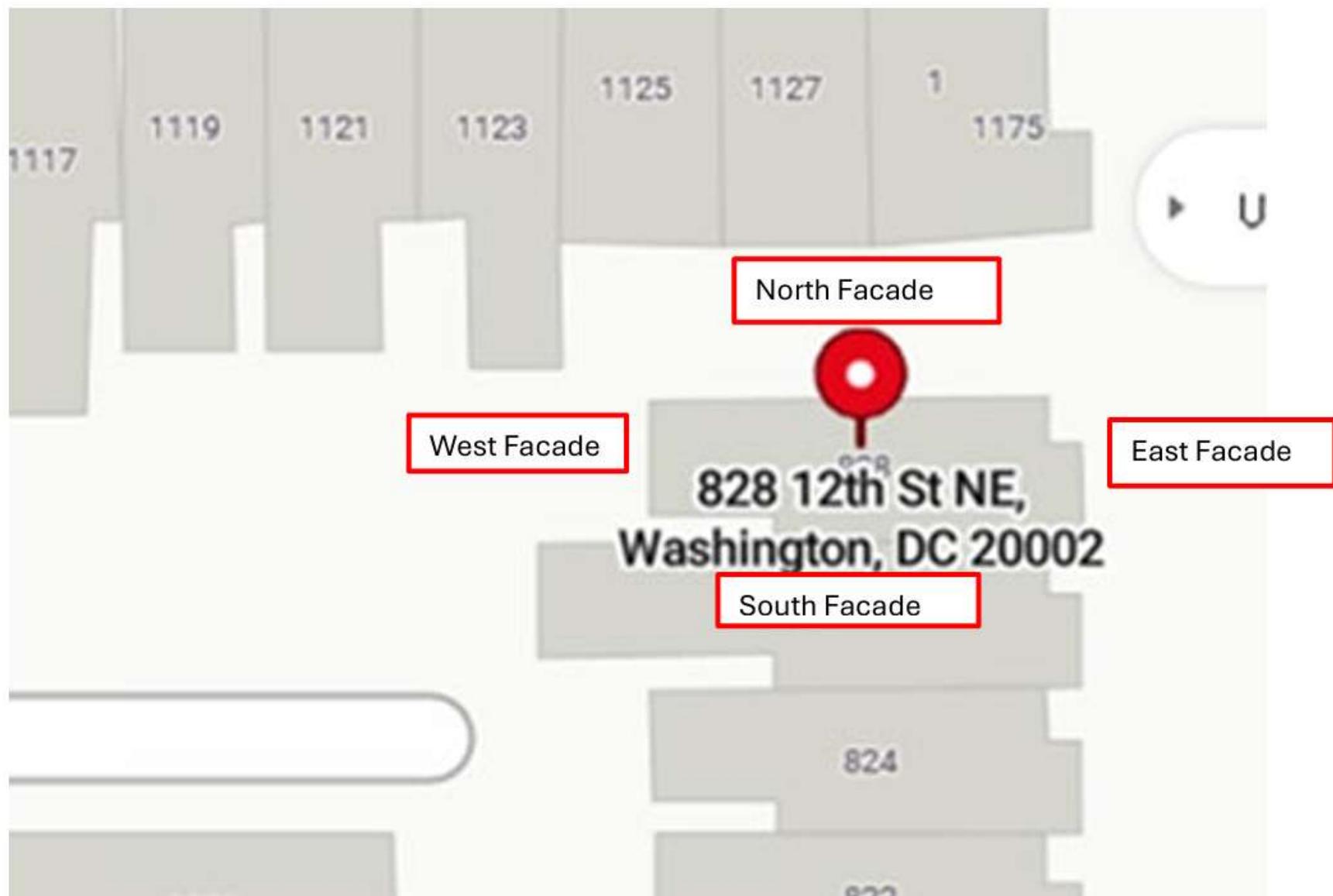
Property Address: 828 12th St NE, Washington, DC 20002

October 22nd, 2025
BZA Case# 21352

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

Street Map

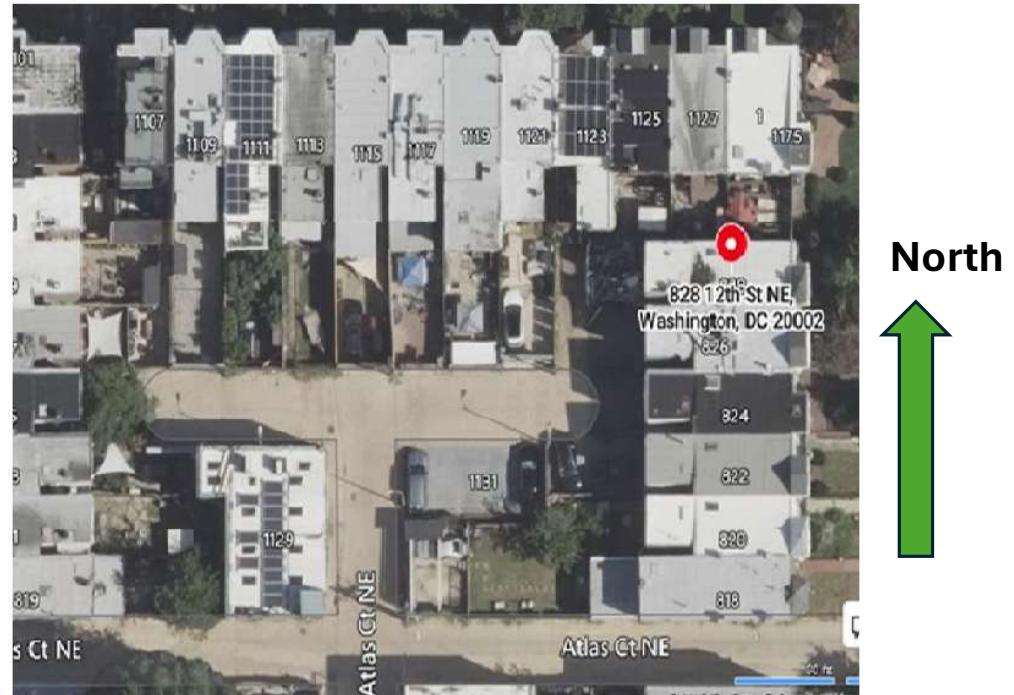




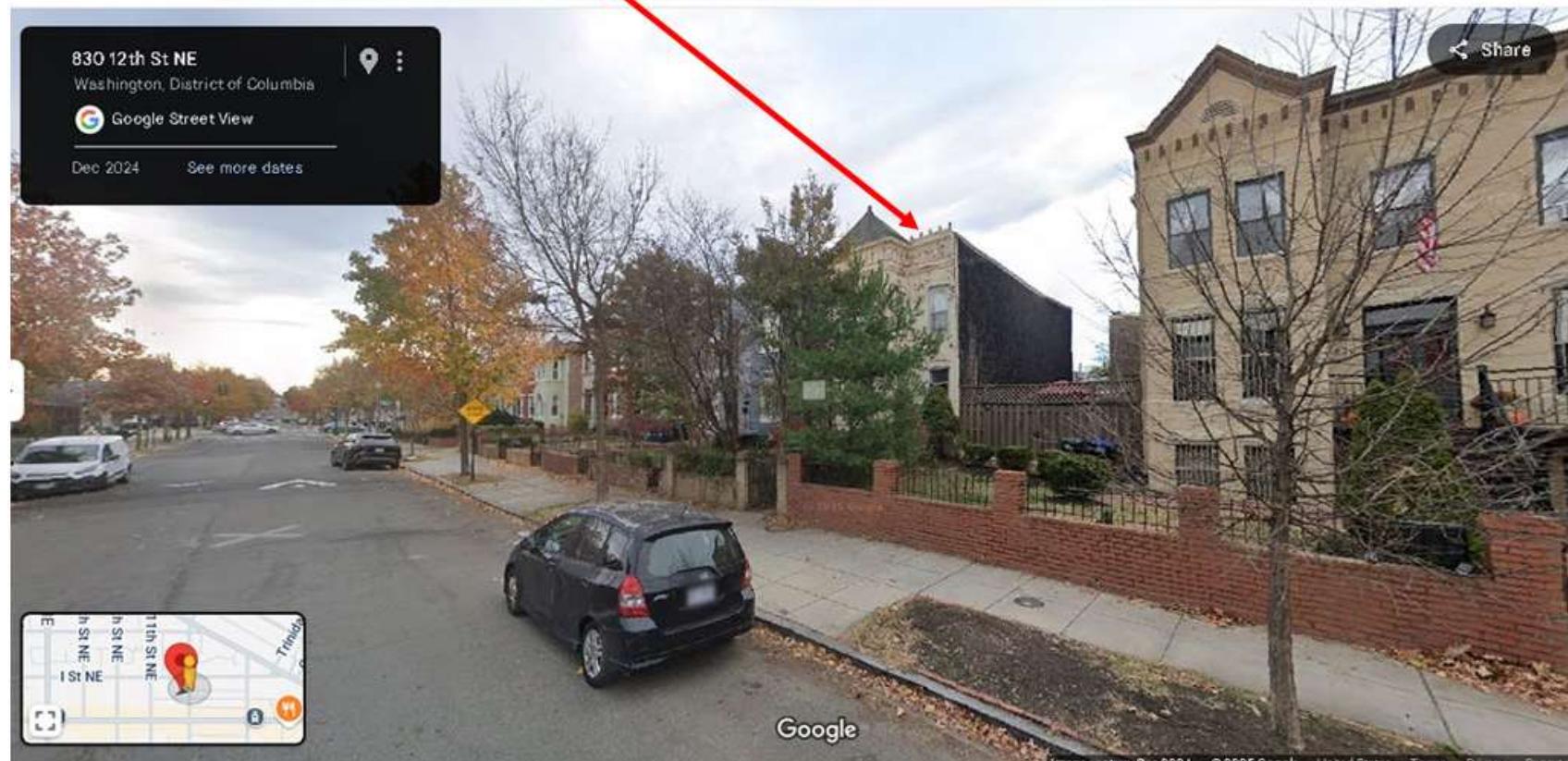
Details about location of the house

Location : 828 12th Street NE, Washington, DC 20002

Bing Maps: Oriented facing North



Existing Structure – 828 12 ST NE

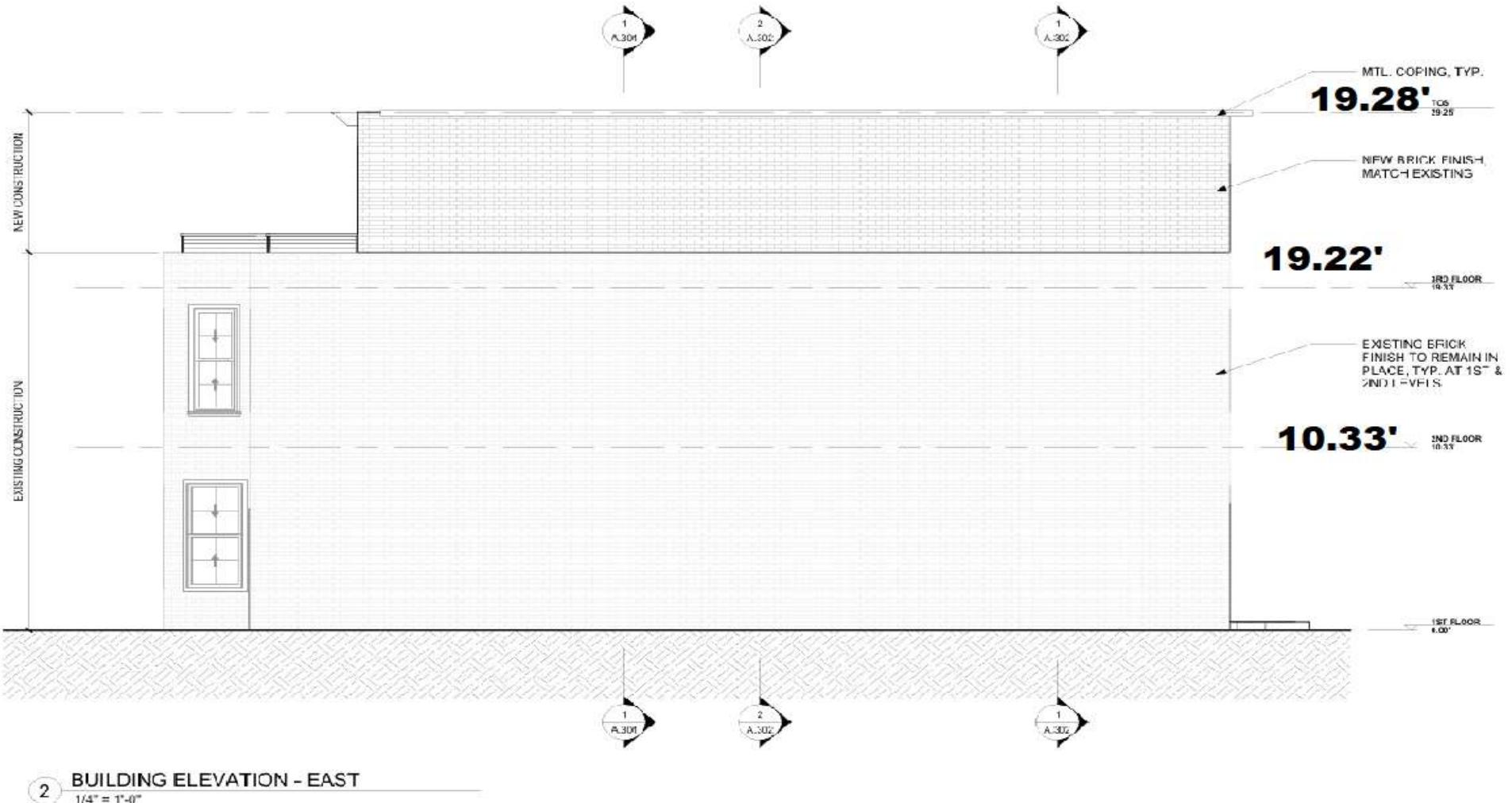


Existing Elevations - 828 12 ST NE

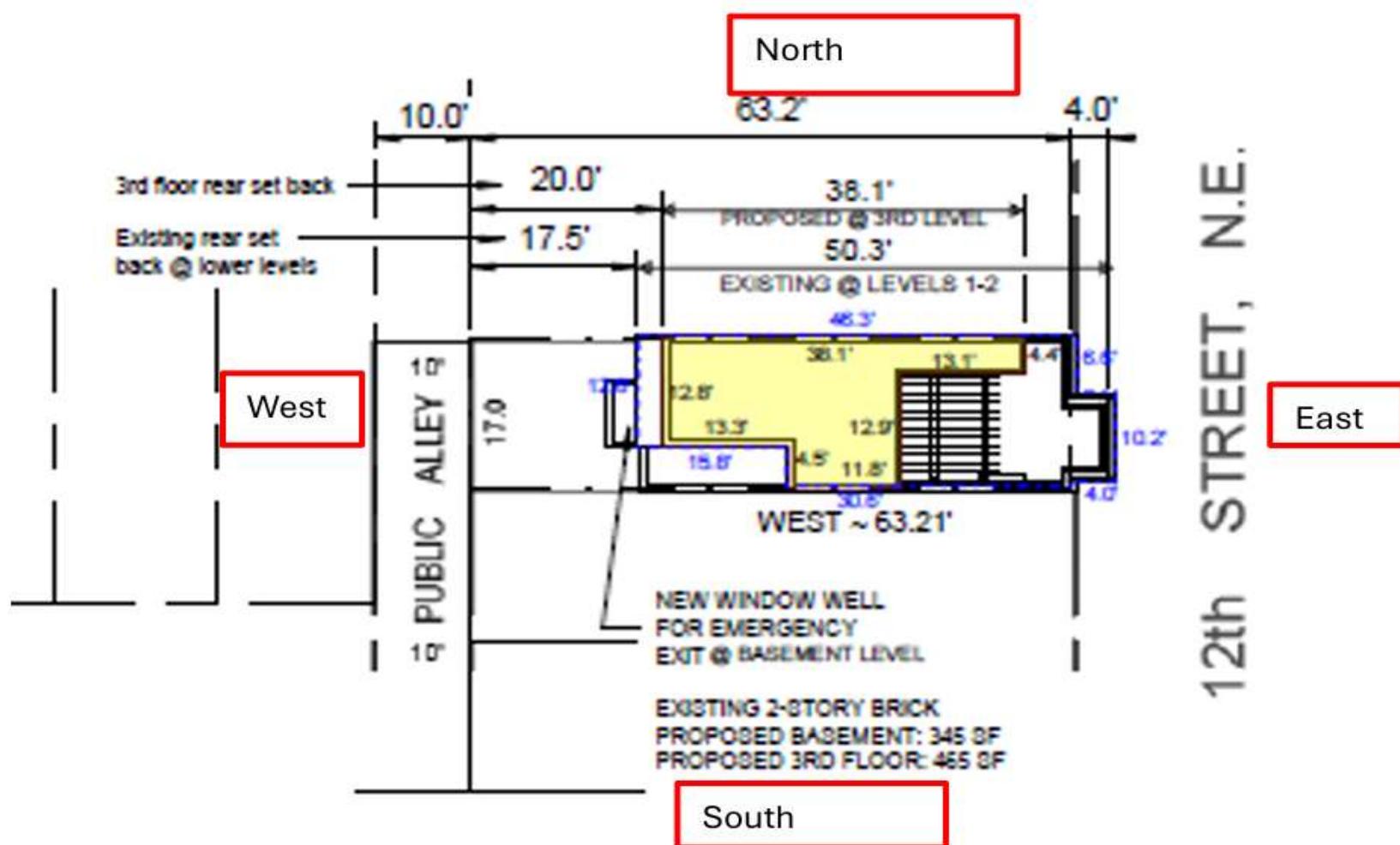




Proposed Elevation



828 12 ST NE Proposed Addition



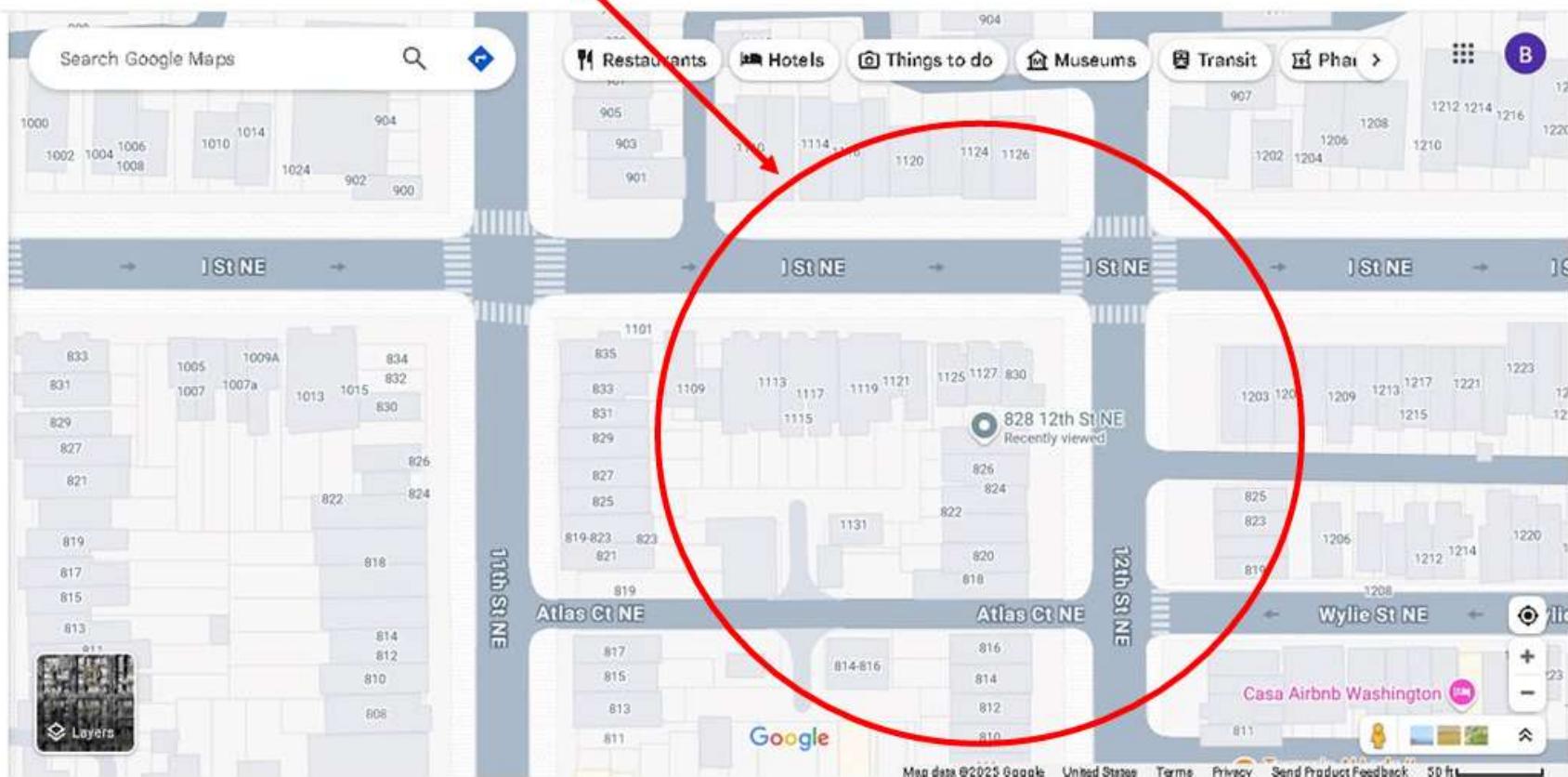
Proposed Penthouse addition

Rendering – Penthouse Addition

New Roof Height = 30 ft Maximum

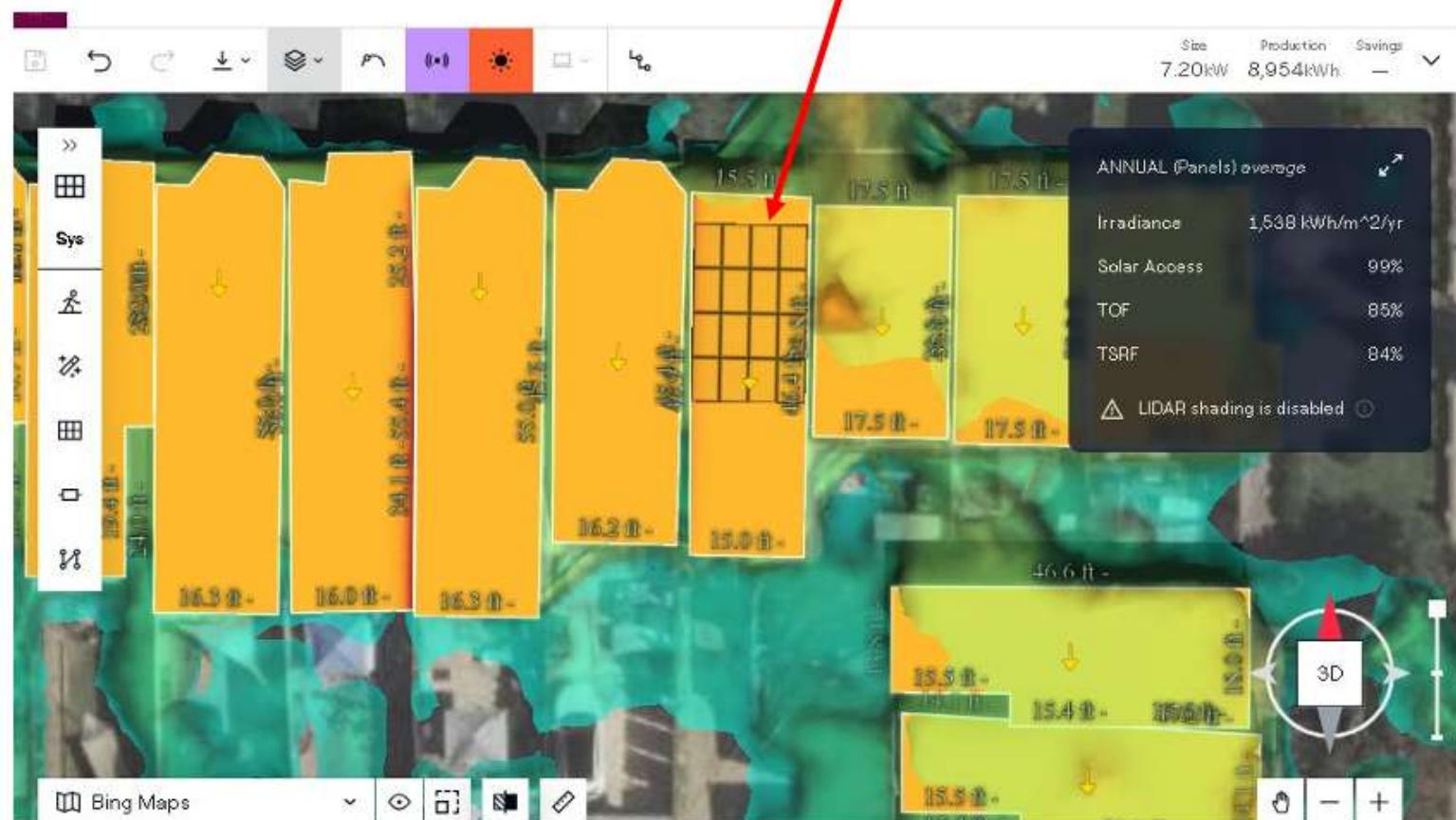


Neighbors with in 200 feet radius

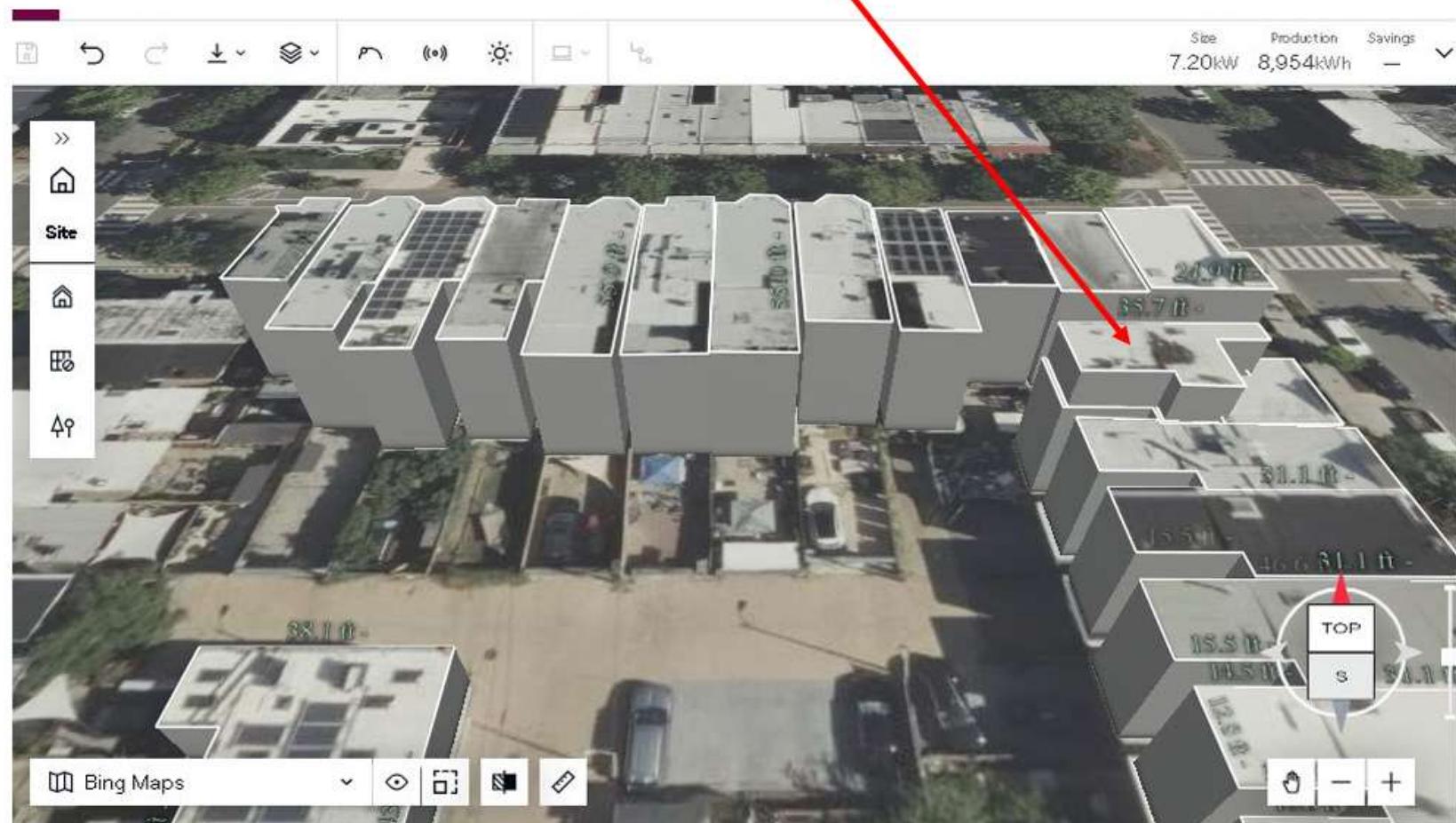


Existing Building - Aurora Solar Shading Report – Full report sent as a separate document

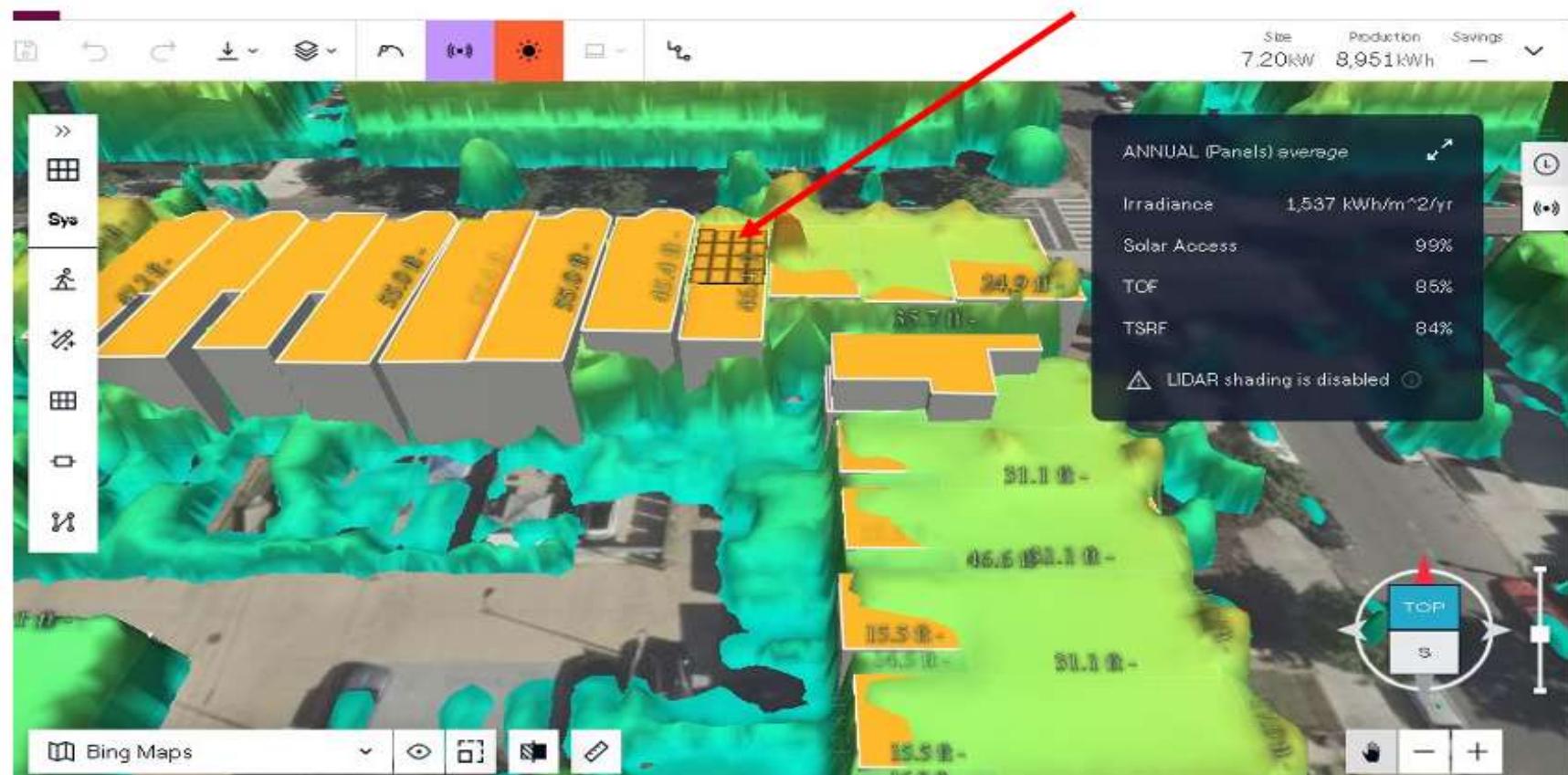
No shading from 828 12ST NE to 1123 1 ST NE



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.

