

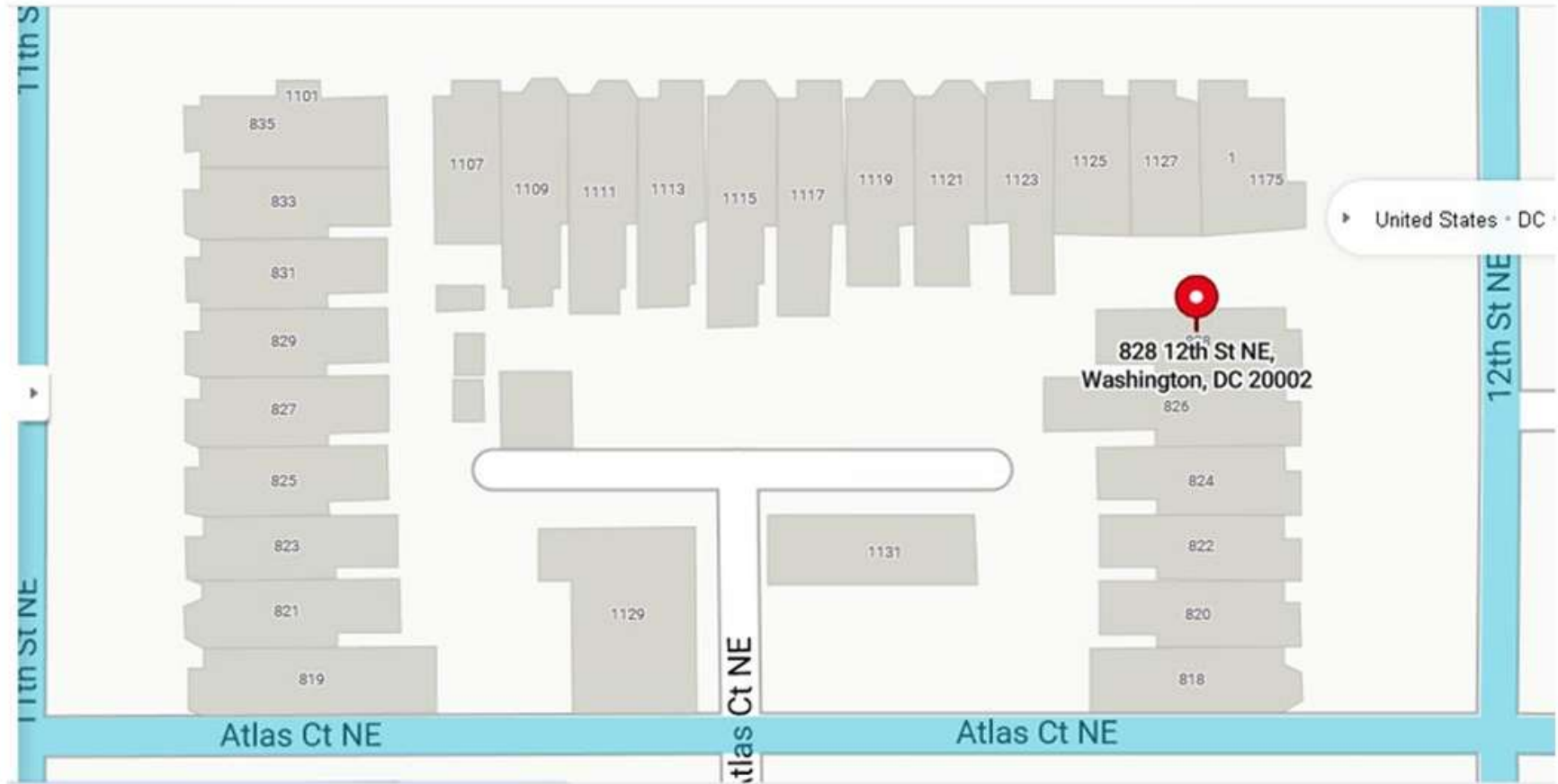
Property Address: 828 12th St NE, Washington, DC 20002

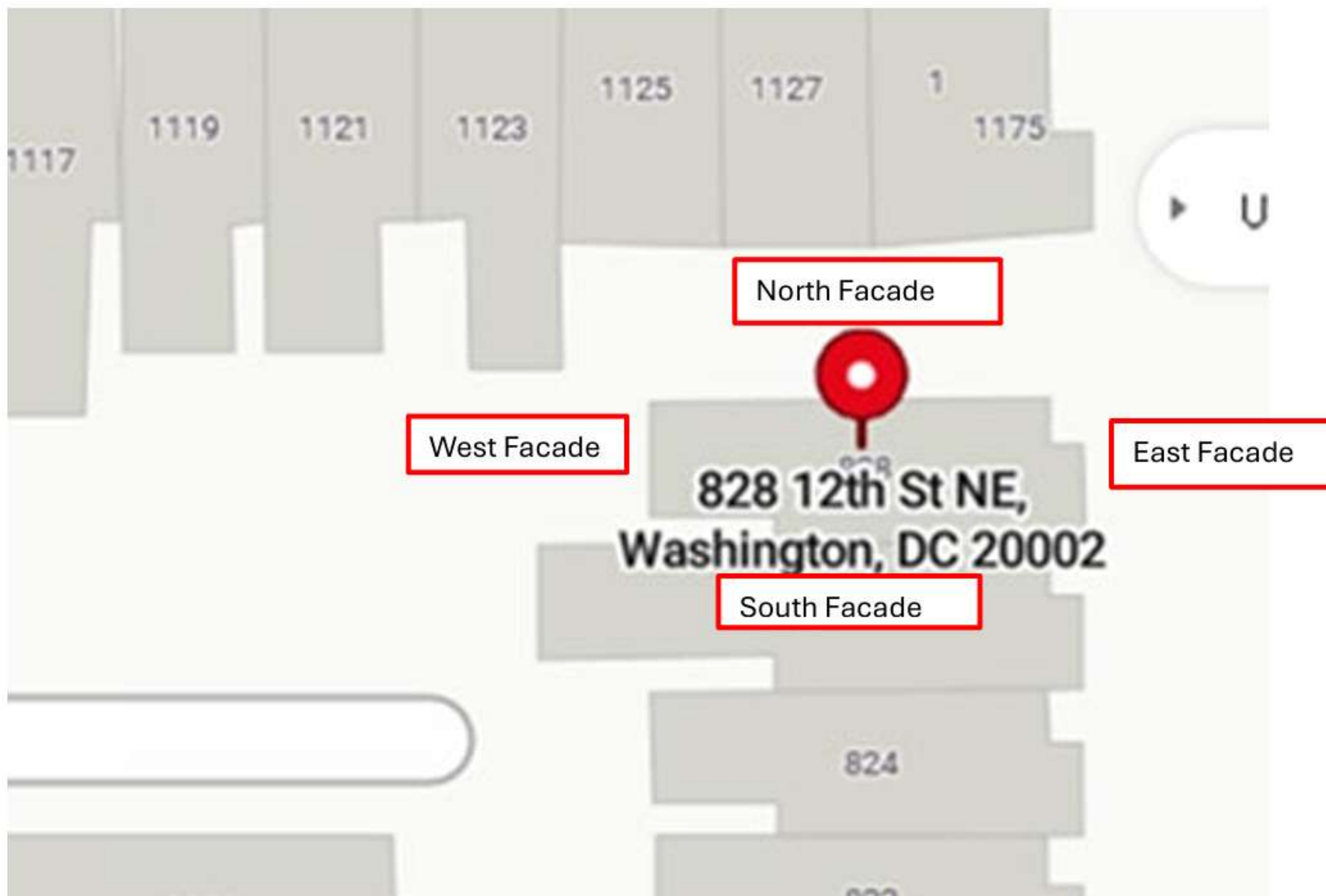
October 22nd, 2025

BZA Case# 21352

**Case Description: Seeking relief from DCMR Subtitle E § 204.1
(Roof Top or Upper Floor Elements)**

Street Map





Details about location of the house

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



North



Existing Structure – 828 12 ST NE



Existing Elevations - 828 12 ST NE



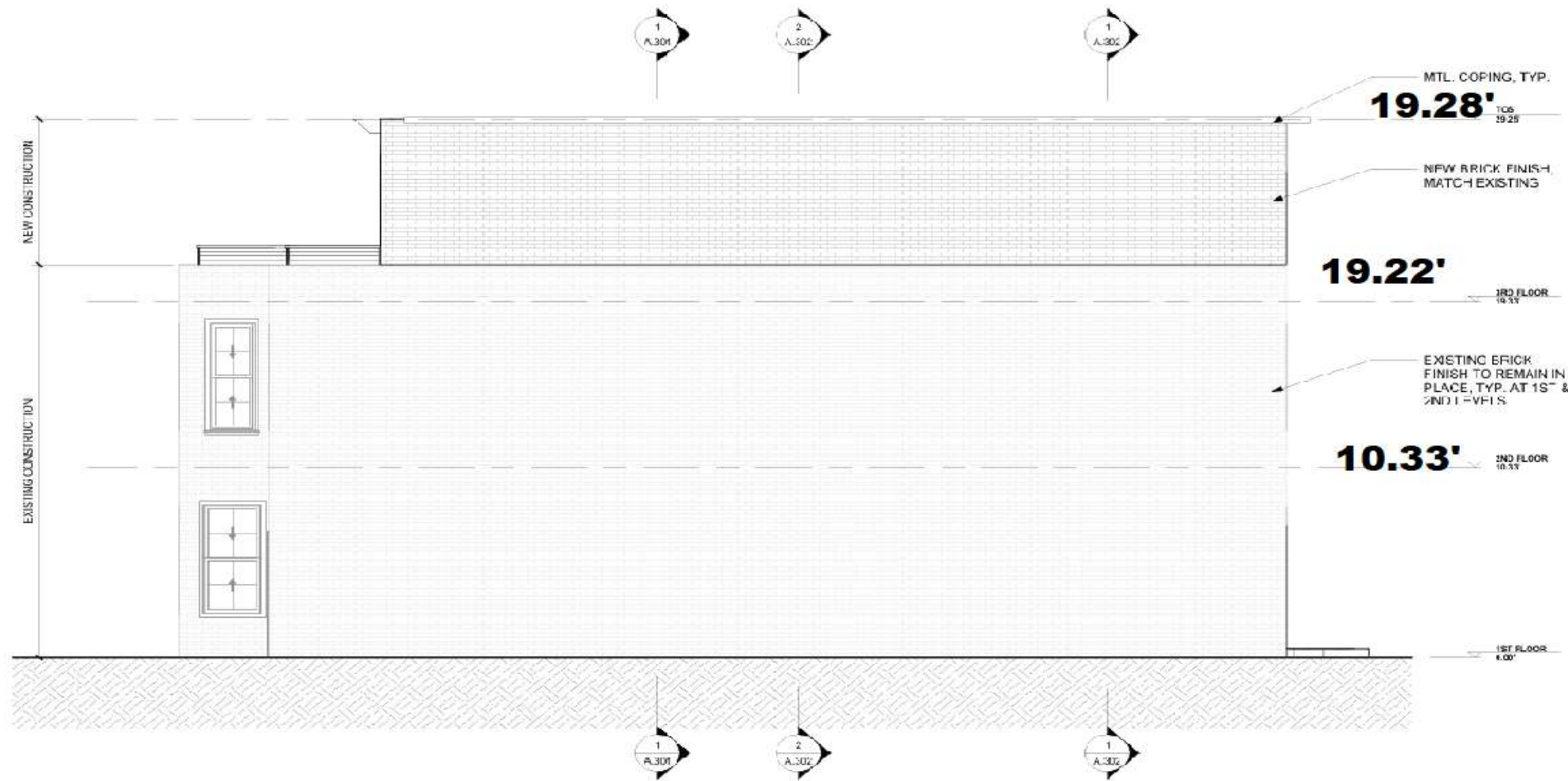


EXISTING BUILDING
ELEVATION - EAST

1

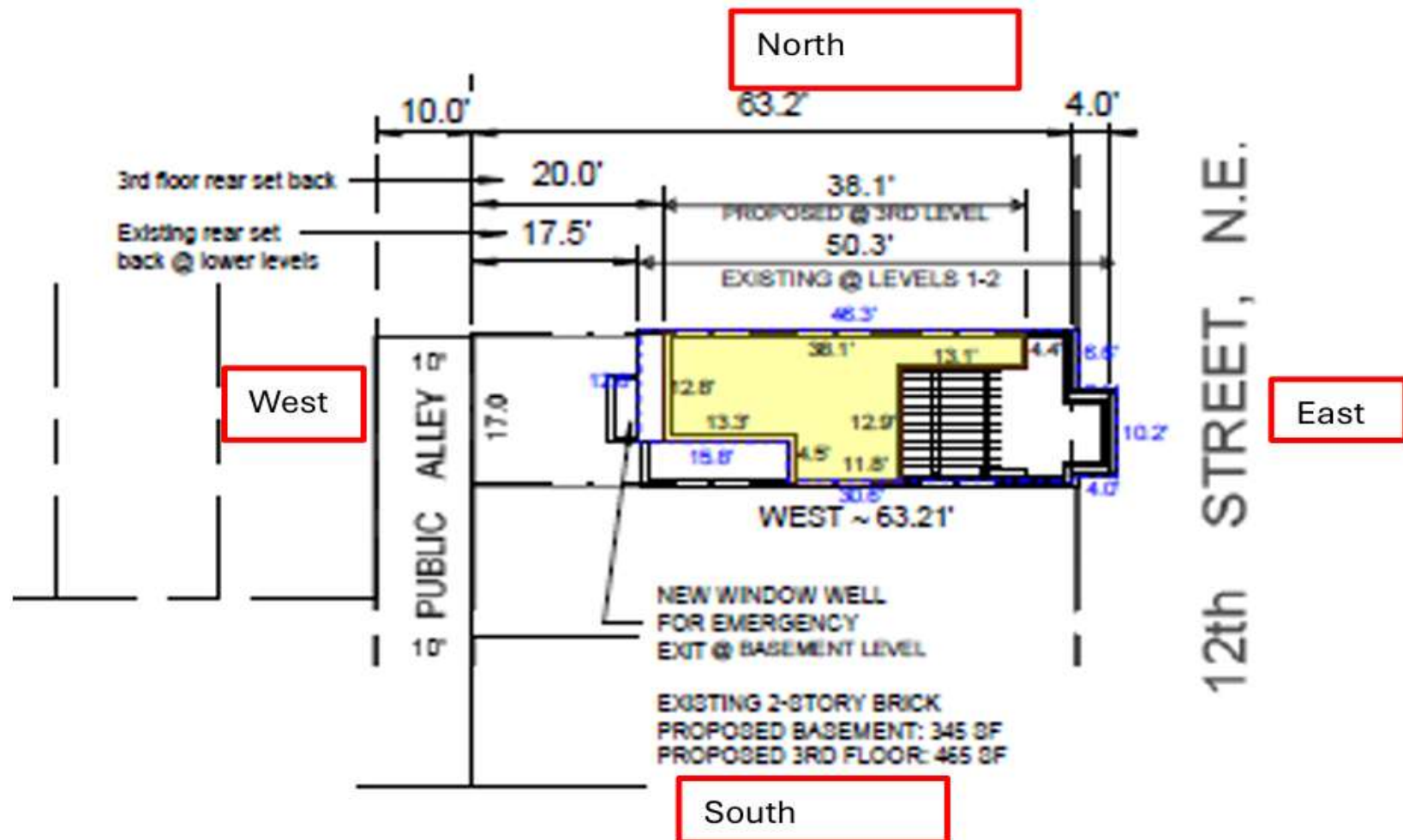
1/4" = 1'-0"

Proposed Elevation



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

828 12 ST NE Proposed Addition



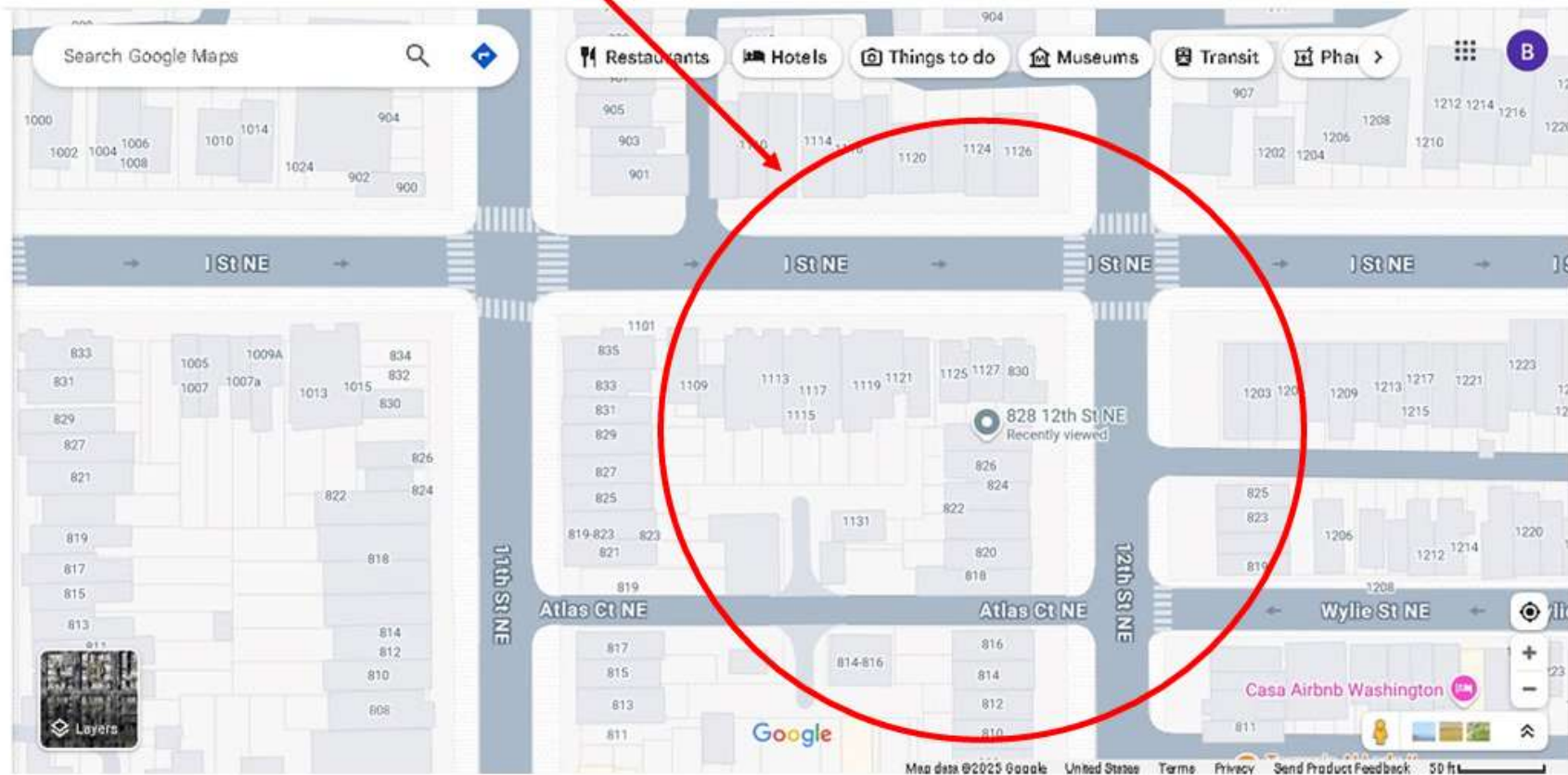
Proposed Penthouse addition

Rendering – Penthouse Addition

New Roof Height = 30 ft Maximum

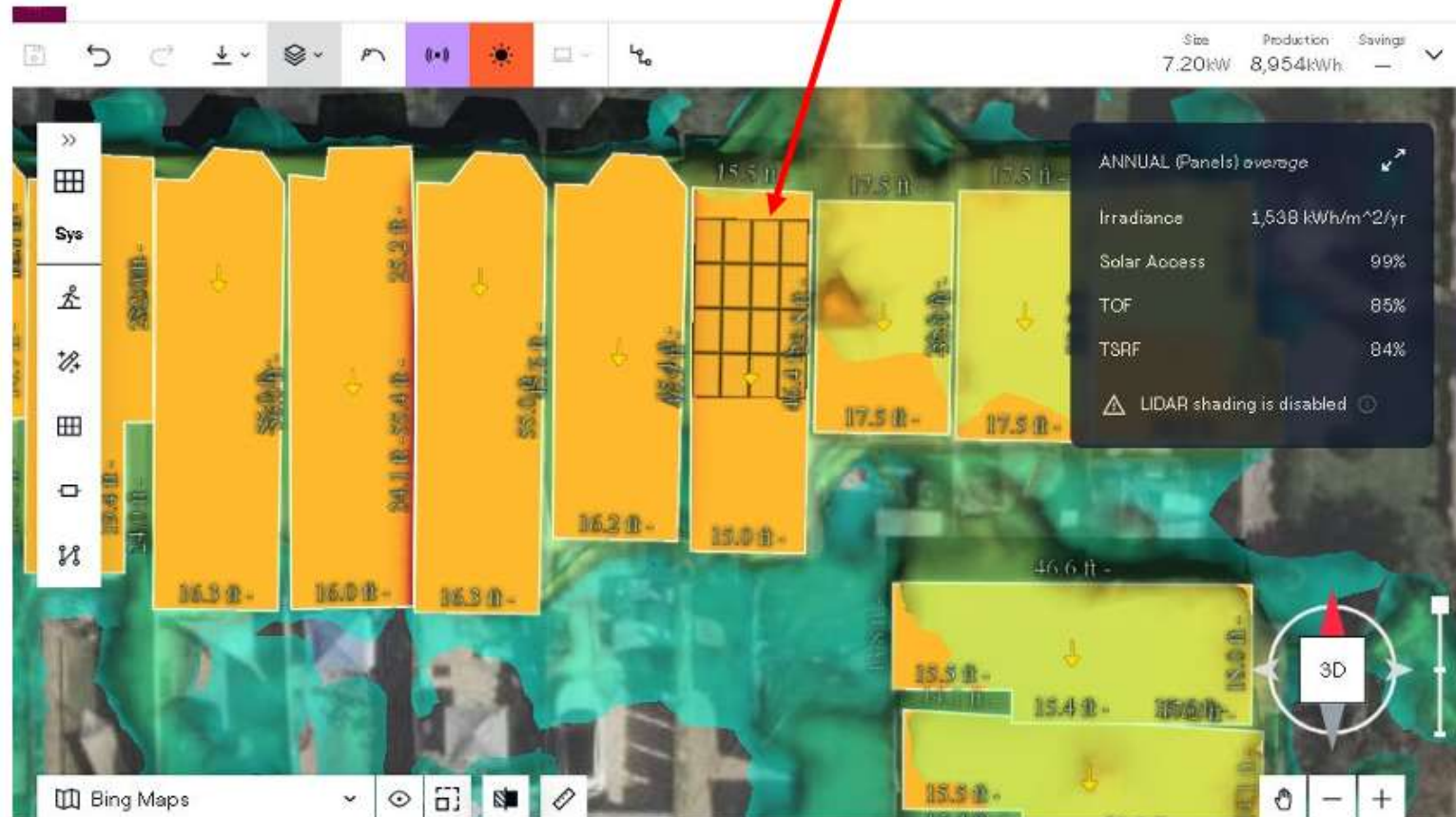


Neighbors with in 200 feet radius

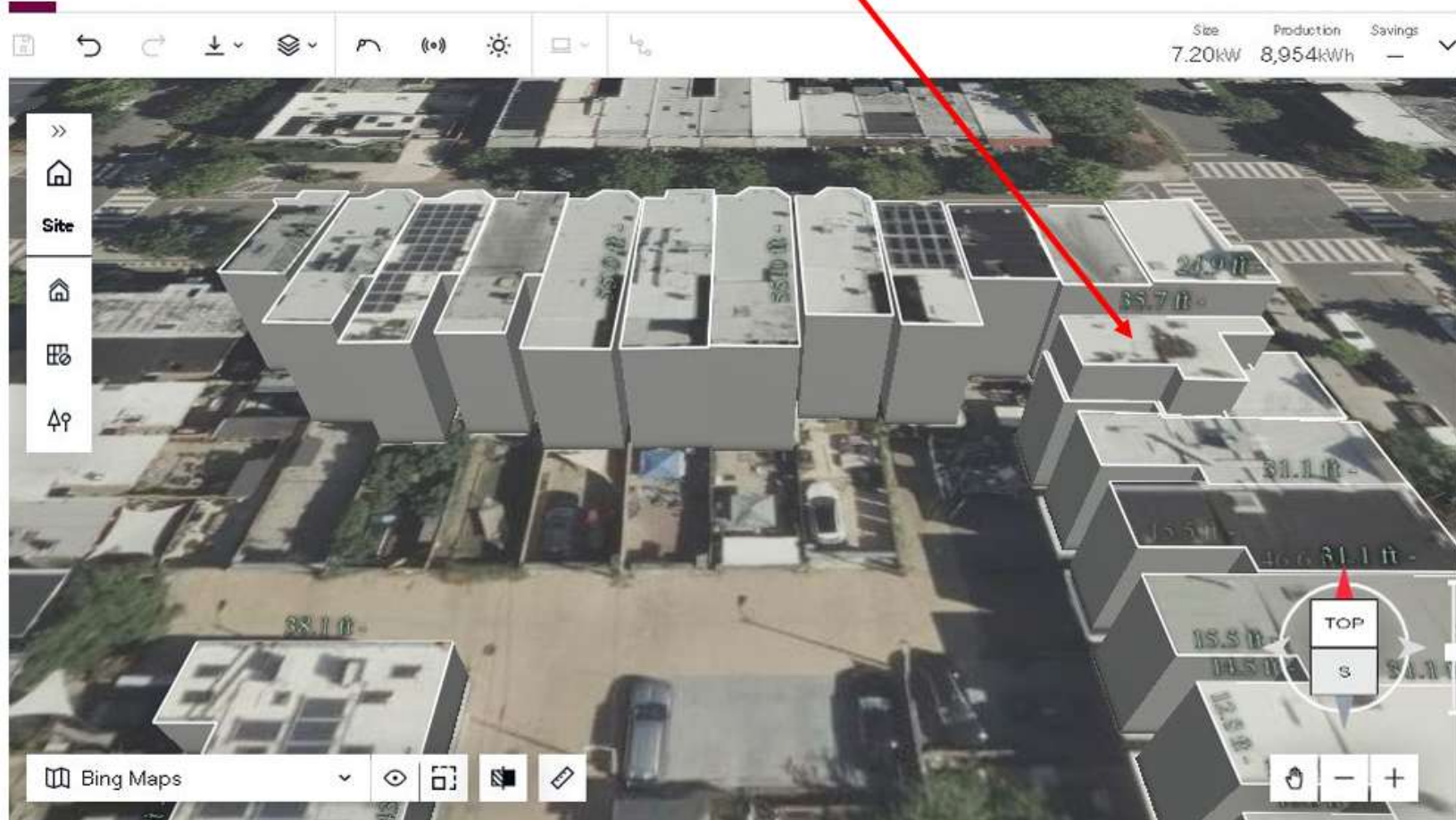


Existing Building - Aurora Solar Shading Report – Full report sent as a separate document

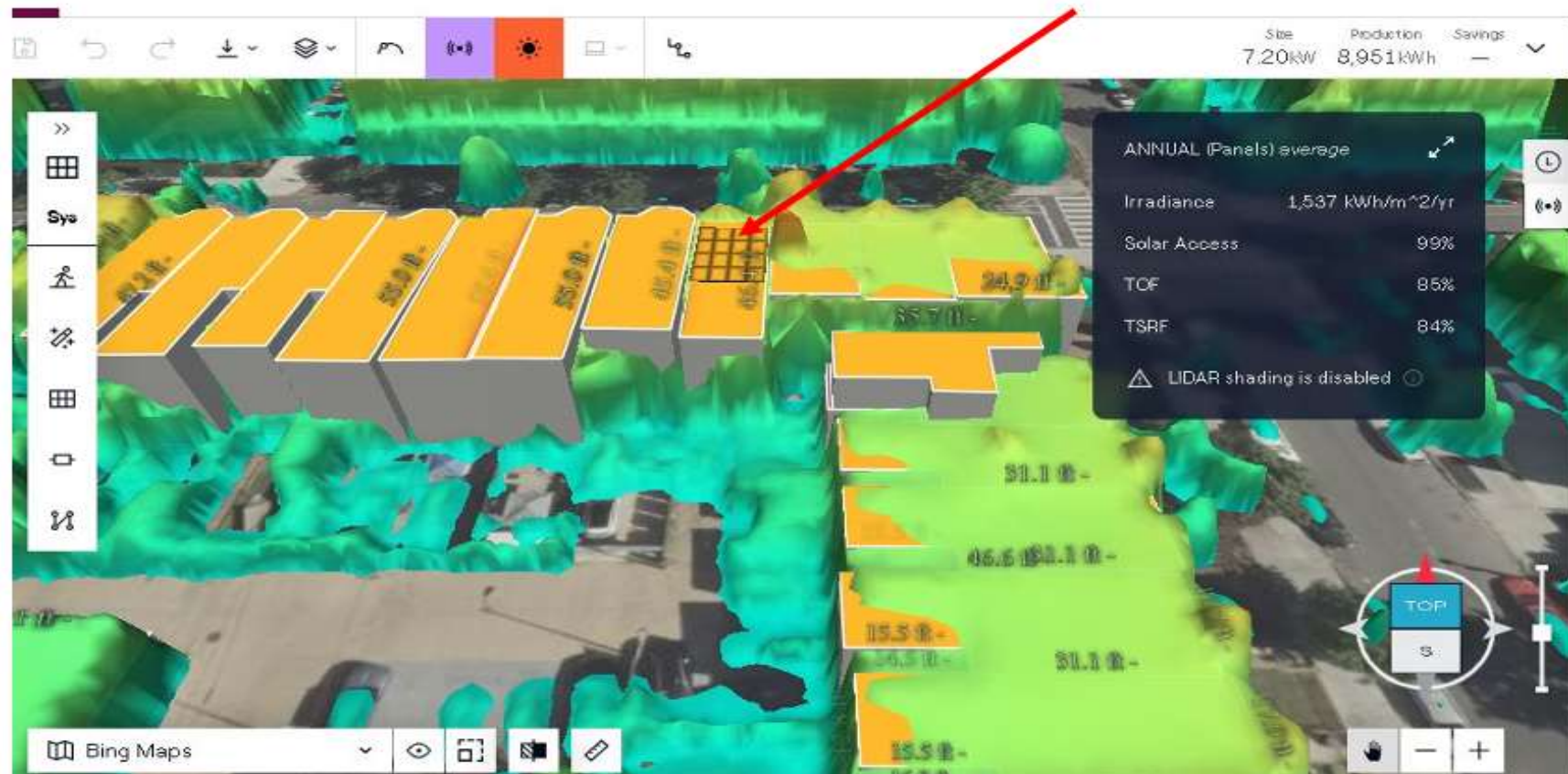
No shading from 828 12ST NE to 1123 1 ST NE



Aurora Solar – 828 12 ST NE with Penthouse Addition



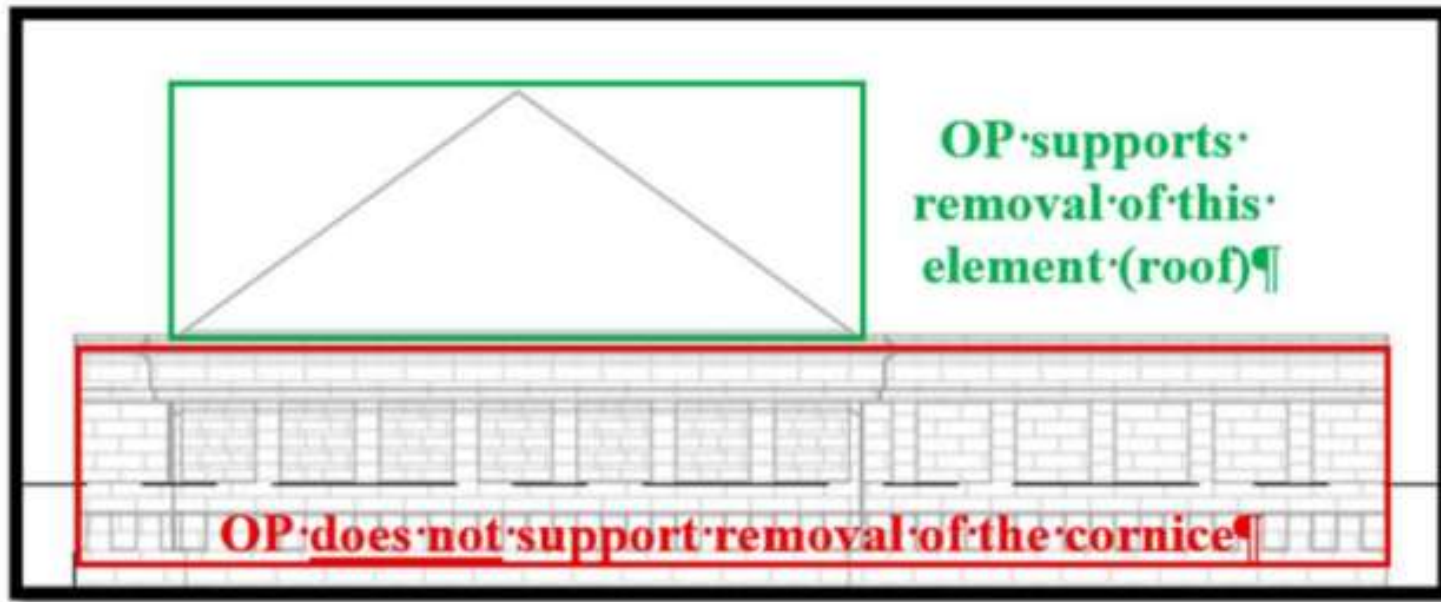
There is no added shading from the penthouse addition



Key points:

- Solar 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.

Addressing the Office of Zoning requirements:



The cornice under the Turret will not be removed as required by the office of zoning

- 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.

