

Cochran, Patricia (DCOZ)

From: Mira Courpas <mfcourpas@gmail.com>
Sent: Tuesday, June 9, 2026 5:20 PM
To: DCOZ - BZA Submissions (DCOZ)
Cc: Mira Courpas
Subject: Case # 21452 3817 Jenifer St, NW 20015

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I am writing today to voice my strong opposition to the building of the structure in the rear of 3817 Jenifer St, NW DC 20015. I live across the alley to the East two houses at 3810 Jocelyn St, NW, which is well within the 200' radius.

I am **opposed** to the construction for several reasons.

1. Precedent setting for future projects. The 8' side and 25' rear setbacks are complete;y eliminated. The vast majority of the houses within our neighborhood comply with the 25' rear set back and 8' side setback. It is my fear that allowing this building to max out the lot will change the gracious space and greenery we enjoy in Chevy Chase, DC. If every home was allowed this exemption it would completly change the look and feel of the neighborhood.

2. Lack of privacy. Many of us chose to live in the neighborhood becuae we can enjoy a sense of privacy in our rear and side gardens, and engage with the community in the front of our homes, when we desire. The construction at 3817 would take away privacy for those that live on wither side of 3817 and those on Jocelyn St that live behind 3817. The simple fact that the structure will be significantly taller (25' or so) than the the homes across the ally is quite intrusive. We do not want a house looming over our rear gardens where we once had privacy. And no fence can block this

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 23

intrusion. We will also be subject to bright lights at night, where we now have relative darkness.

3. Size and placement of new construction uncommon. When the architect presented his arguments at the ANC meeting he showed several examples of garages that abutted the ally. These structures were built at the same time the homes were built (in the 1900s and 1920s) before the zoning laws and should not be included in the discussion.

4. Aging in place? We understand that the neighbors need the new construction to Age in Place. However, we were also told that there would not be a bedroom or a bathroom inside the structure. So, I don't believe we received the entire story about the actual use of structure.

5. Lack of clarity on voicing opposition. The neighbors were not told that a vote would occur the date of the ANC Zoom meeting. In fact, they ANC did not need to vote that day and briefly discussed waiting until next month's meeting to vote, which would still be before the July 1 BZA hearing, and give neighbors more time to present their opinion. A few of us voiced our opposition, but our comments were ignored and the ANC voted to approve the construction. Additionally, our ANC representative, Liz Nagy lives across the street from the O'Briens and has been a friend and neighbor for years. I am not clear on why she did not recuse herself from voting.

6. Consider neighbors most affected. While several neighbors on the North side of Jocelyn Street that will never see the structure or be affected by it in anyway voted to approve, I believe the neighbor's living closest to 3817 Jennifer, should have their concerns considered in a weighted manner.

Thank you very much for reading my comments and considering my concerns.

Maroudia (Mira) F. Courpas

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