

BZA Case No. 21452: 3817 Jenifer Street NW
Submission from Henry Turnbull and Katie Balloch, 3814 Jocelyn Street NW

Dear Members of the Board of Zoning Adjustment,

We are writing regarding BZA Case No. 21452, concerning the proposed addition at 3817 Jenifer Street NW.

We live at 3814 Jocelyn Street NW with our two young children. Our property sits directly across the rear alley from the proposed project. We are concerned that the proposed addition would materially reduce the privacy and enjoyment of two of our bedrooms, our dining room and our rear garden.

The rear of 3817 Jenifer currently faces our garden and rear-facing windows, including the windows of our master bedroom, our daughter's bedroom and our dining room. However, the existing structure is set back far enough that there remains some meaningful separation and privacy. The rear of the property currently has only one small window directly visible from our property. We have attached photos showing the current view from our dining room and from our master bedroom window.

The plans show a new living area built over the existing garage/deck, with large windows on the alley-facing elevation facing directly across the alley toward our property and other Jocelyn Street properties. For our home, that would create direct sightlines into areas where we currently have a reasonable degree of privacy, including our master bedroom, daughter's bedroom, dining room and rear garden.

We understand that the applicants are seeking special exception relief for rear yard and side yard requirements, and that the ANC voted to support the application. We respectfully ask the Board to consider the direct privacy impact on the immediately affected Jocelyn Street properties.

At the ANC meeting, the applicant's architect acknowledged that the proposed windows would be above the existing privacy fence. The discussion also indicated that a person standing inside the proposed addition would have an eye level approximately 14 feet 5 inches above the alleyway. Given the narrow alley, the reduced separation and the direct alignment with our bedroom and dining room windows, we believe the privacy impact is substantial and should not be treated as ordinary rear-yard adjacency.

We therefore respectfully ask the Board either to deny the requested relief or, at minimum, to require privacy-protective changes as a condition of approval.

Appropriate mitigation could include:

- reducing or relocating windows facing Jocelyn Street properties;
- replacing alley-facing clear-glass windows with frosted or translucent glazing; and
- requiring fixed privacy screening or equivalent mitigation.

We ask that the Board review the attached photos and the proposed elevations carefully when considering whether the proposal would unduly affect the privacy and enjoyment of our home and garden.

Thank you for considering this submission.

Sincerely,

Henry Turnbull and Katie Balloch
3814 Jocelyn Street NW
henryturnbull6@gmail.com / (202) 264-9152



View of the current rear of 3817 Jenifer Street from our master bedroom window



View of the current rear of 3817 Jenifer Street from our dining room sliding doors and rear garden