Outlook

Re: case #21452

From Elizabeth Kiernan <beachbum248@gmail.com>
Date Mon 8/17/2026 9:51 AM
To DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>

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To whom it may concern:

I am writing in opposition to the proposed addition to 3817 Jenifer Street,NW. I am one of the owners of 3815 Jenifer Street NW, next door to the proposed addition. I am writing this on behalf of my brothers, Luther and Harrison Miller, who are my co-owners. My brother, Harrison lives at 3815. Our family has owned the house since it was built in 1911.

Our neighbors at 3817 Jenifer Street (O'Briants) have proposed a second-story addition to an underground garage that opens onto a shared public alley. This addition would rise above privacy fences, placing large windows with direct sight-lines into backyards and homes — eliminating existing privacy protections for neighbors adjacent to the alley.
I oppose this proposed addition. The addition would transform what is currently an accessory garage structure beneath an existing yard into a habitable residential space towering over a twelve-foot public alley. This is fundamentally out of character with the alley's public purpose and the low-impact uses the zoning code intended for such spaces. Additionally, I think that there should be some restriction on what percentage of a lot is used for structures and that green spaces should be protected. I feel very strongly that there should not be exemptions to the zoning regulations currently in place. The proposed plan completely eliminates the side and rear setbacks. While I do not oppose change, I do oppose change that is not within the existing zoning codes. Our neighborhood is the charming low density place that we all love because of adherence to such regulations.

Respectfully,

Elizabeth Kiernan

Board of Zoning Adjustment
District of Columbia
CASE NO. 21452
EXHIBIT NO. 37