

3817 JENIFER ST NW

BZA PRESENTATION

September 2026

Prepared for:

Sally O'briant
Steve O'briant
sallyobriant@me.com
steveobraint@hotmail.com

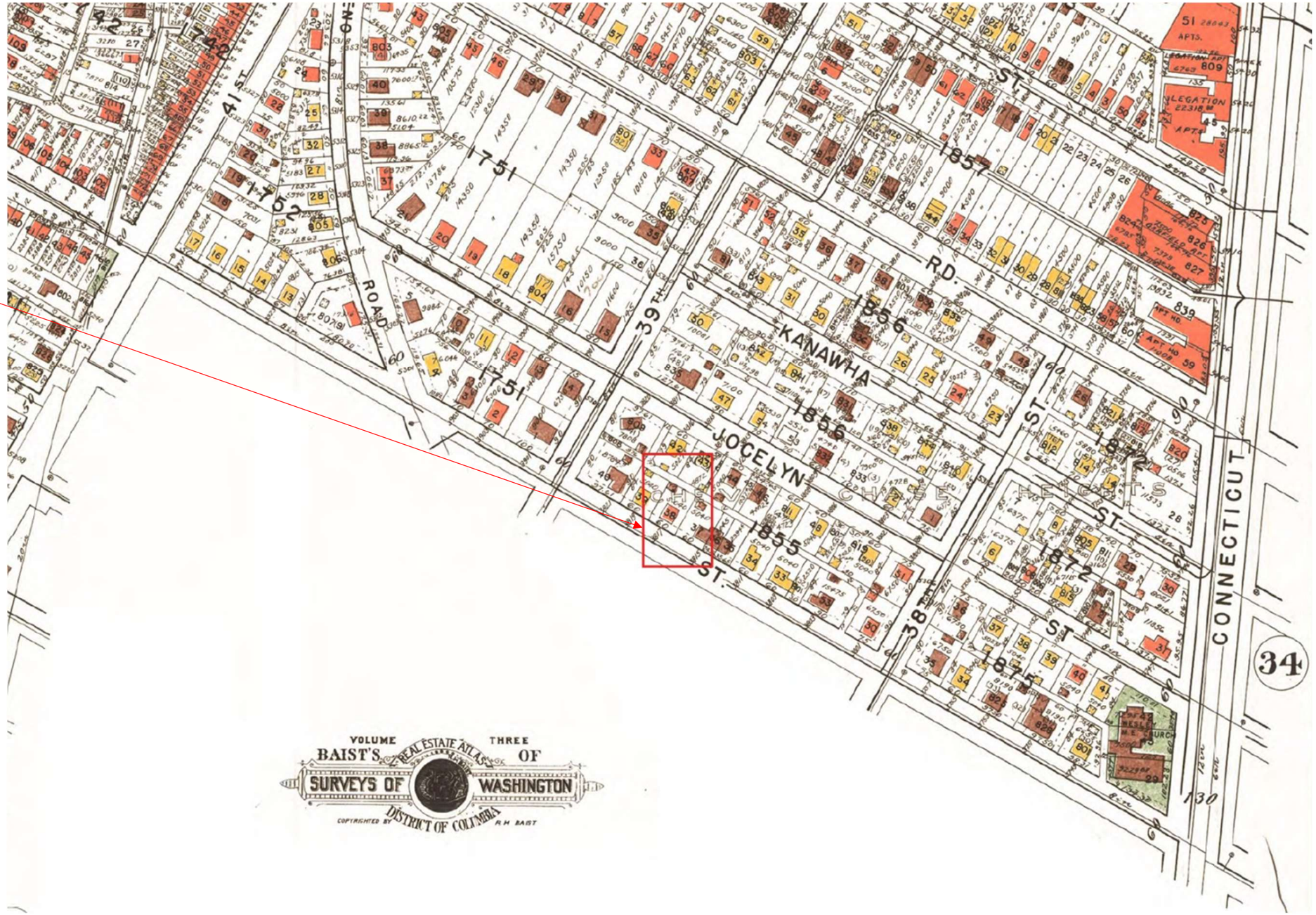
Prepared by:

Peter Nettelbeck, RA
410 960 2083
pnettelbeck@gmail.com

Nettelbeck Architecture

Board of Zoning Adjustment
District of Columbia
CASE NO. 21162
EXHIBIT NO. 41A1

Subject property:
3817 Jenifer St NW



Baist Map

R-1B

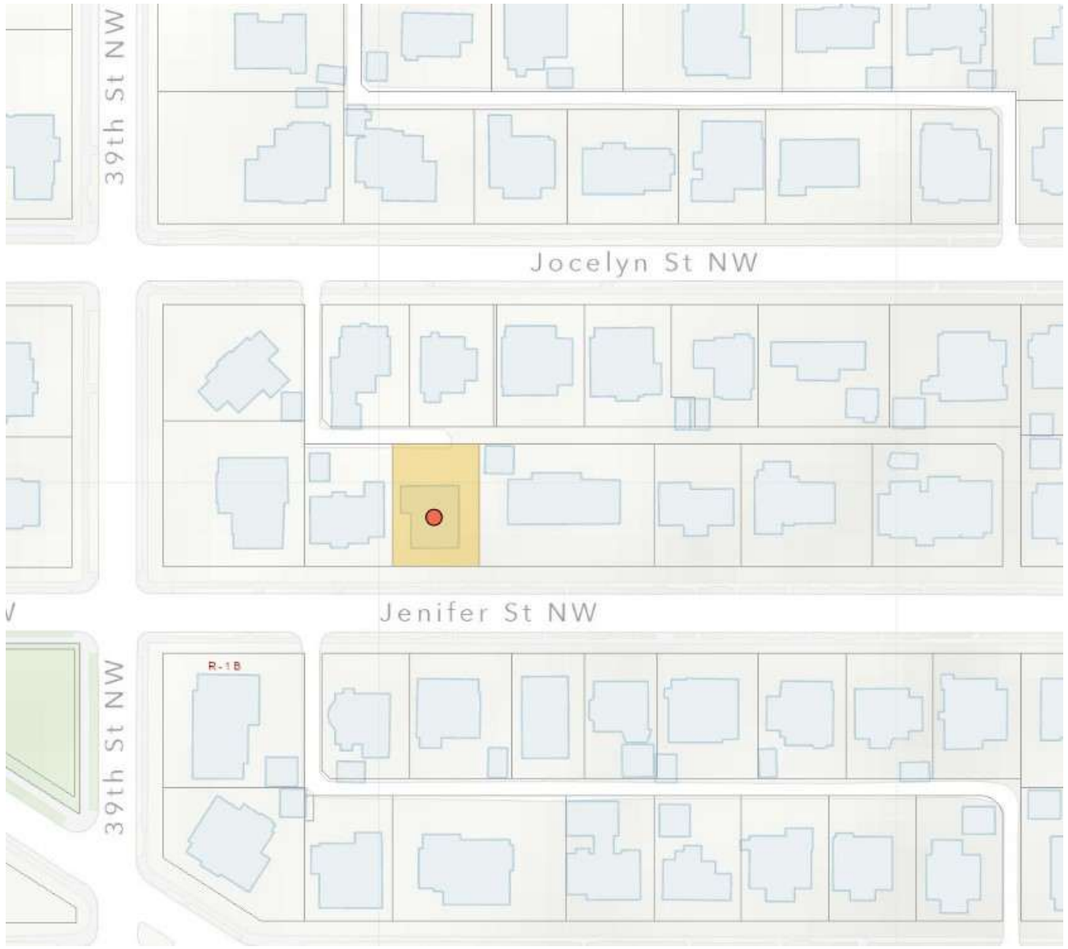
Development Standards for R-1B	
Link to Zoning Regulations:	D § 2
Zone District:	Residential Zone
Zone:	R-1B
Building Category:	All Other Buildings & Structures
Description:	Provides areas predominantly developed with detached houses on moderately sized lots.
Dwelling Units:	1
Height (ft):	40
Stories:	3
Minimum Lot Width (ft):	50
Minimum Lot Area (sq ft):	5000
Lot Occupancy (%):	40
Front Setback (ft):	No lesser or greater than existing setbacks on the same block
Rear Setback (ft):	25
Side Setback (ft):	8
Pervious Surface (%):	50

The development standards shown are intended for reference use and are not a substitution for the standards as defined in the zoning regulations.

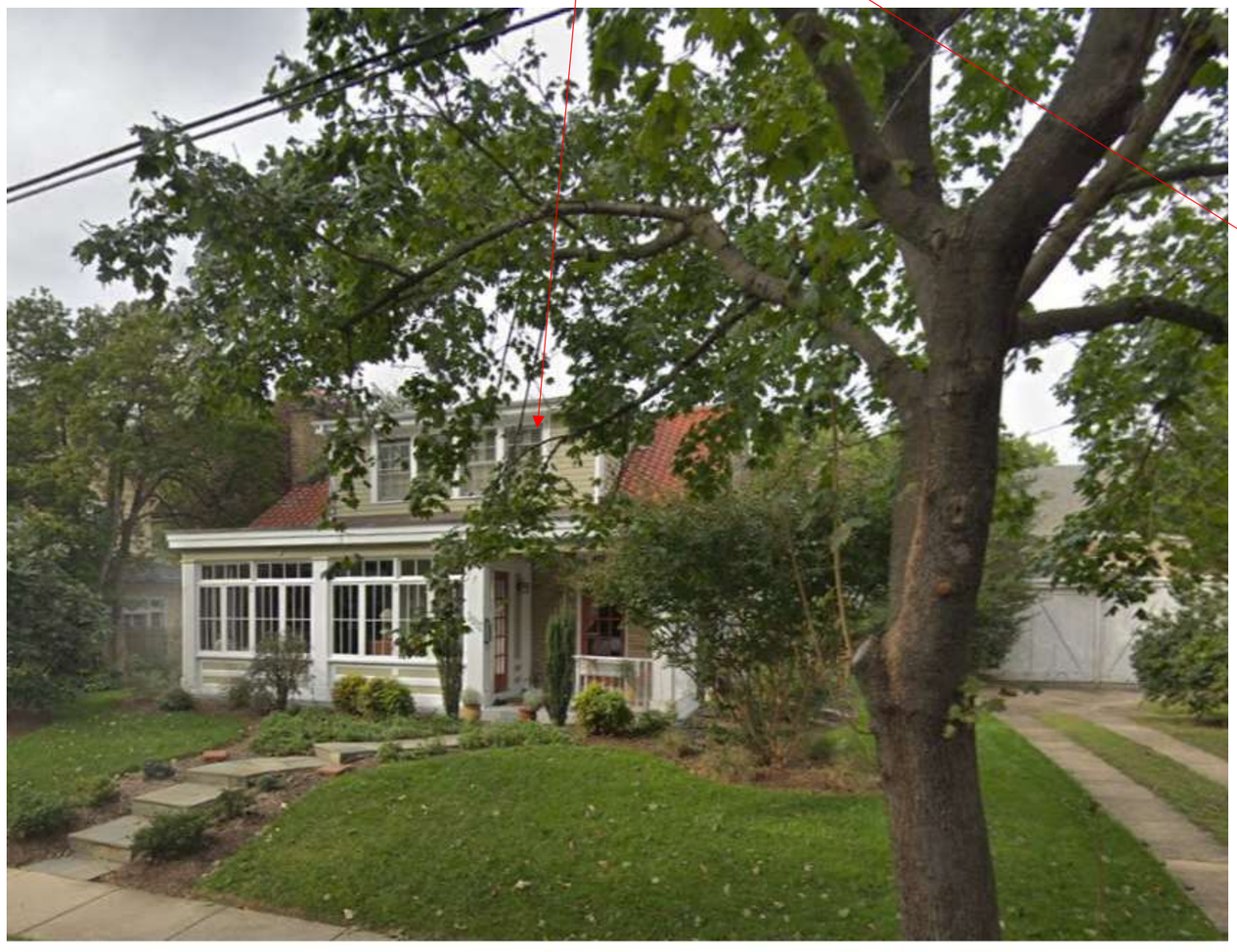
Report an issue with the development standards



Example photo



Subject property:
3817 Jenifer St NW



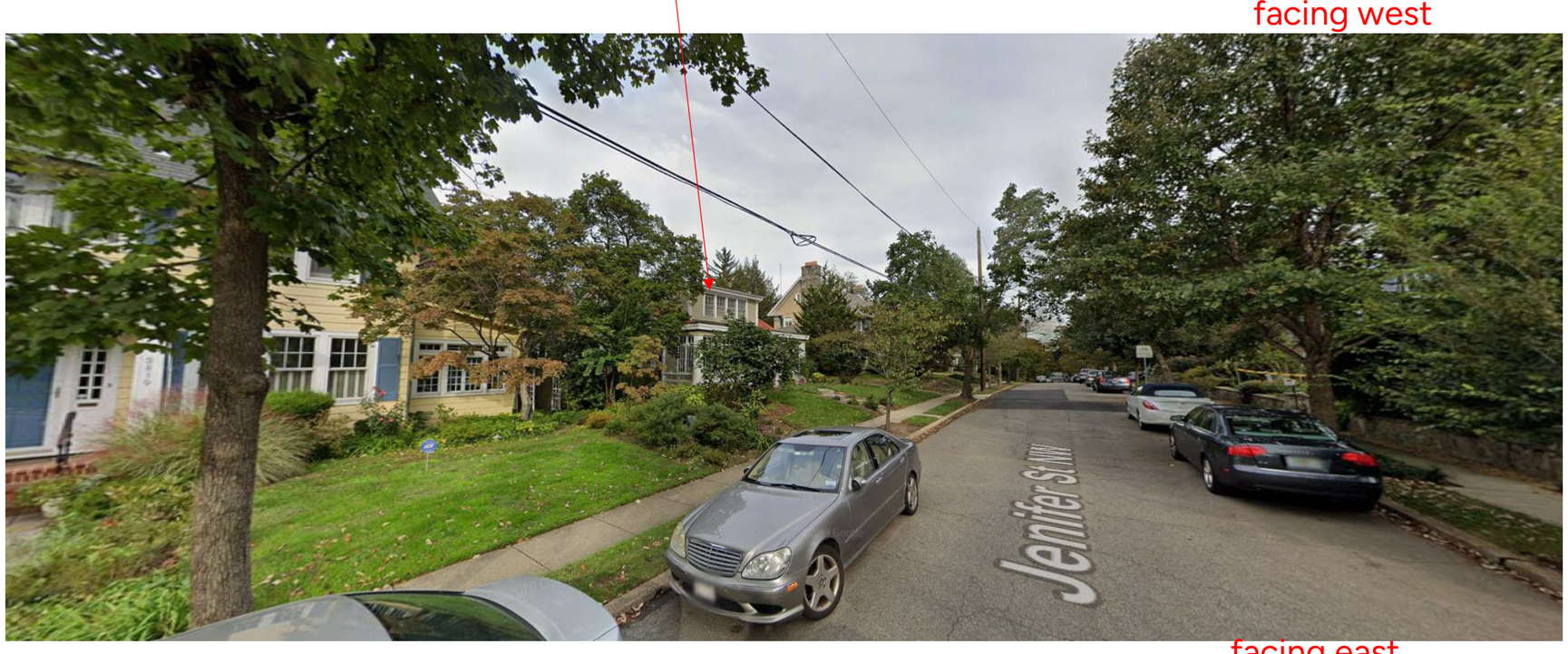


existing images | front

Subject property:
3817 Jenifer St NW



facing west



facing east

existing images | from street





Subject property:
3817 Jenifer St NW

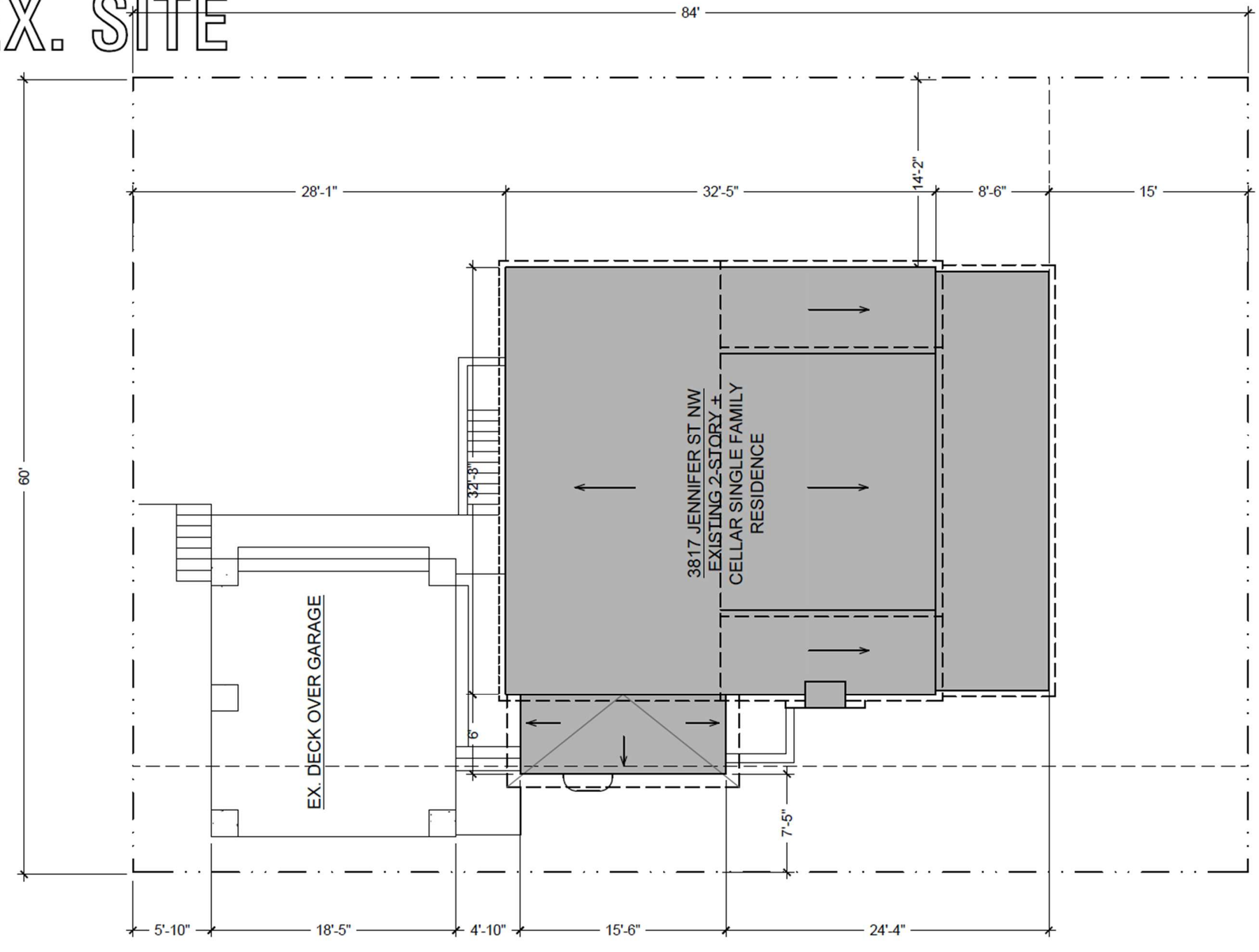




existing images | rear alley

EX. SITE

ZONE:	R-1B
EX. USE:	SINGLE FAMILY RESIDENCE
LOT AREA:	5,040 SF
PRIMARY DWELLING TO REMAIN	1,659 SF (32.9%)
LOT OCCUPANCY:	1,659 SF (32.9%)

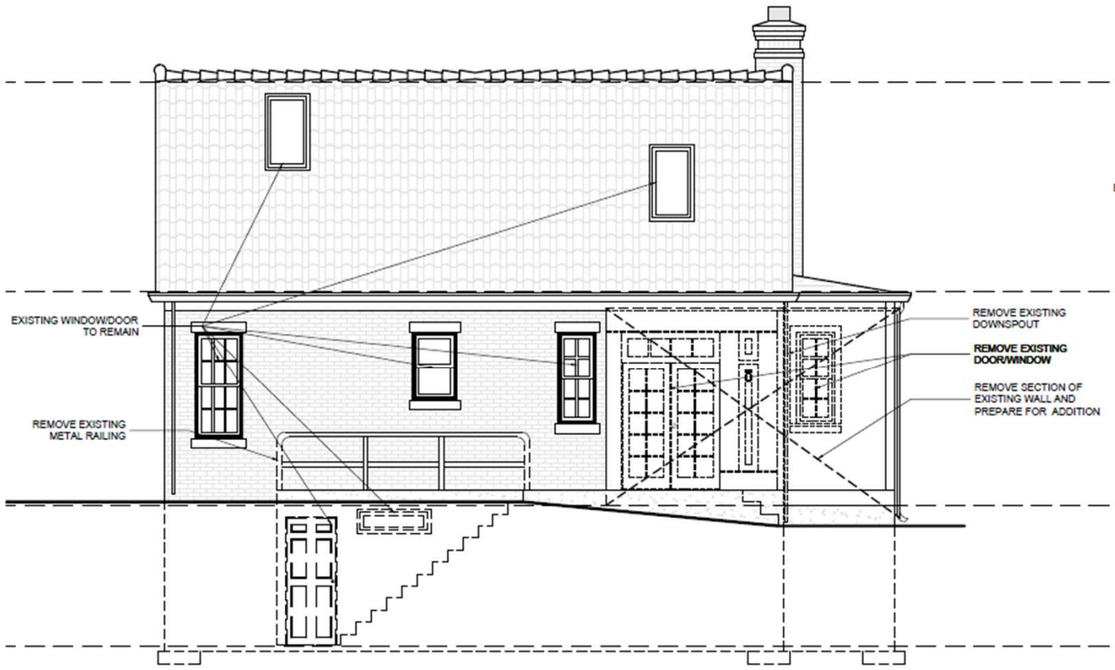


ex. site plan
1/8" = 1'-0"



EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"

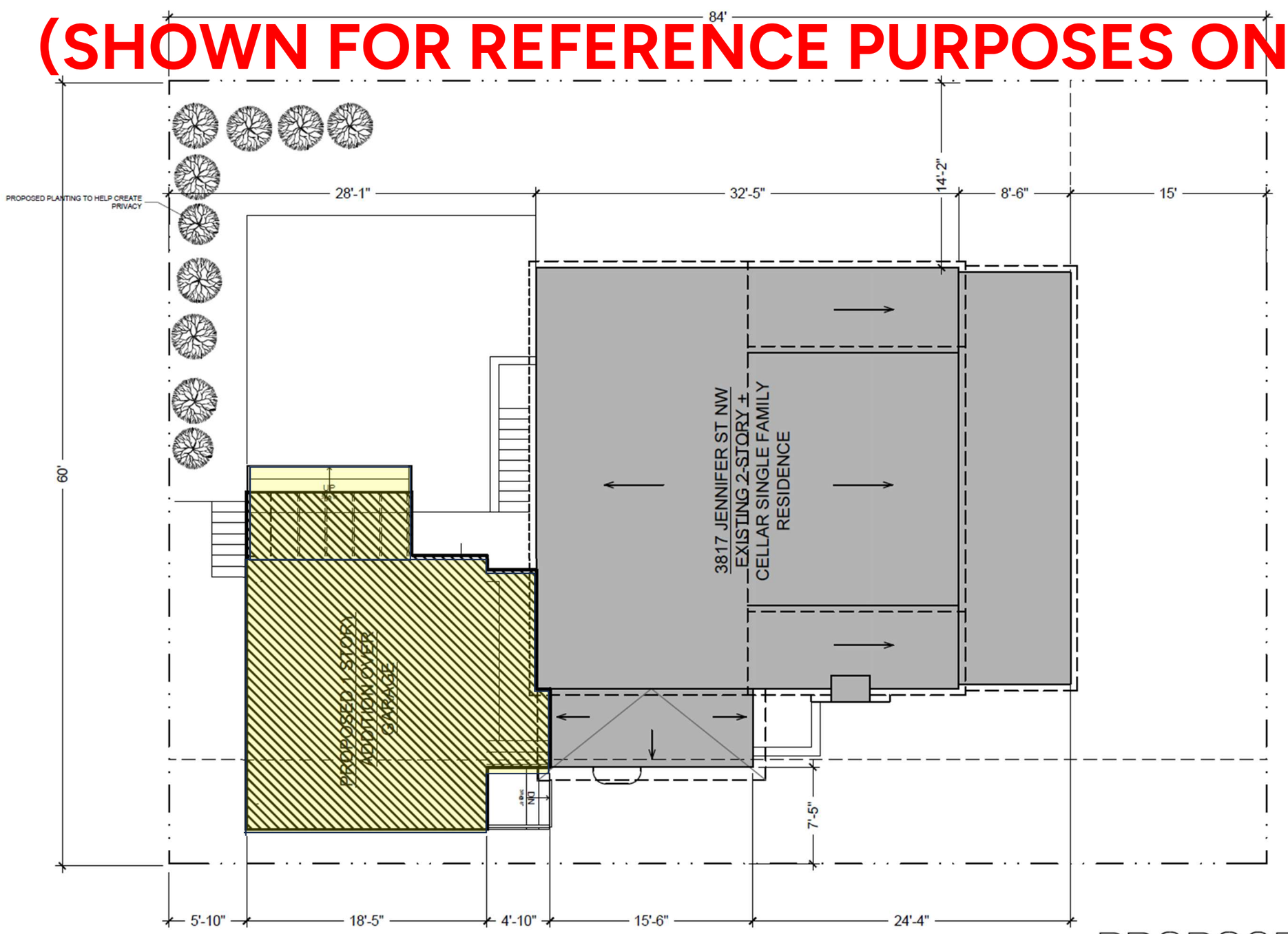


EXTERIOR ELEVATION - WEST

1/4" = 1'-0"


EX. ROOF H.P.
+22'-1"
EXISTING SINGLE FAMILY HOME TO REMAIN
REMOVE SECTION OF
EXISTING WALL AND
PREPARE FOR ADDITION
EX. 2ND FLR.
+11'-2"
EXISTING DECK OVER GARAGE TO BE REMOVED
EXISTING REAR STAIR TO REMAIN
EX. GR. FLR.
+0'-10"
EX. GRADE
+0'-0"
REAR ALLEY
EXISTING GARAGE TO REMAIN
EX. BASEMENT
-7'-4"

ORIGINAL PROPOSED DRAWINGS (SHOWN FOR REFERENCE PURPOSES ONLY)

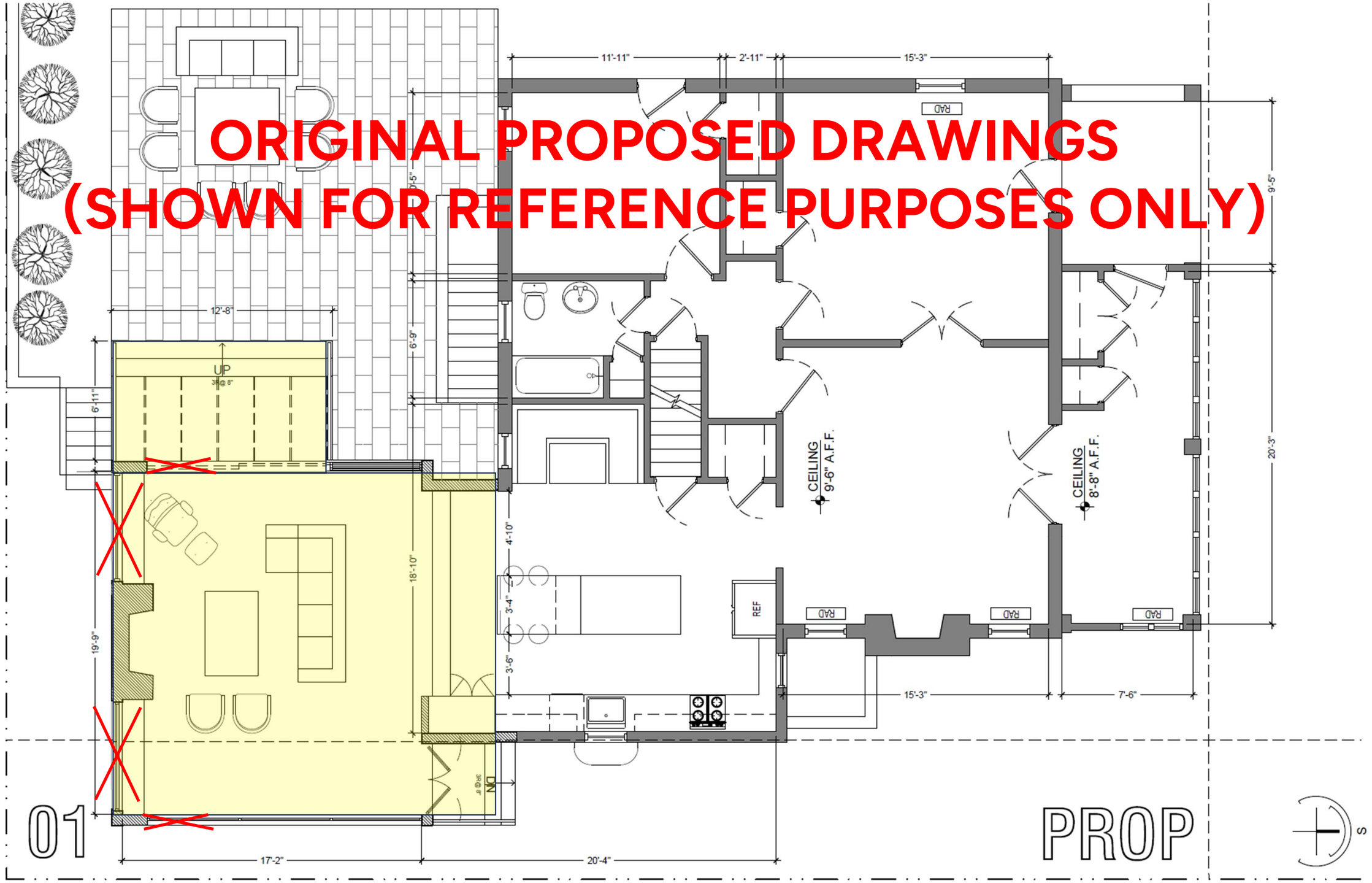


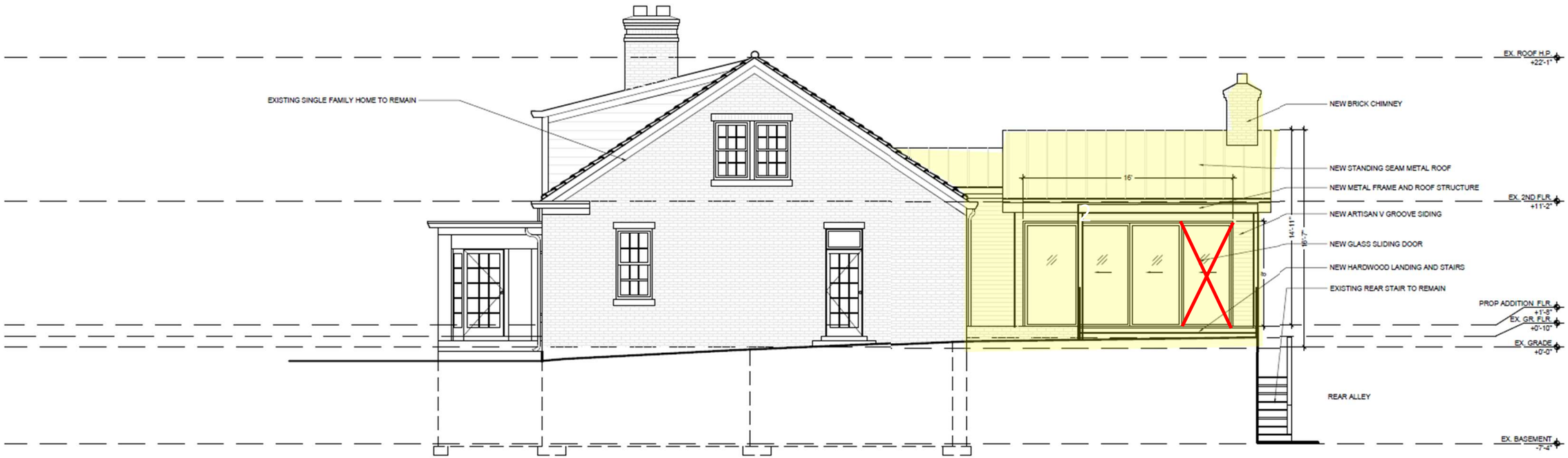
ZONE:	R-1B
EX. USE:	SINGLE FAMILY RESIDENCE
LOT AREA	5,040 SF
PRIMARY DWELLING TO REMAIN	1,410 SF (27.9%)
ADDITION TO PRIMARY DWELLING	510 SF
LOT OCCUPANCY:	1,920 SF (38.1%)

PROPOSED SITE

original prop. site plan

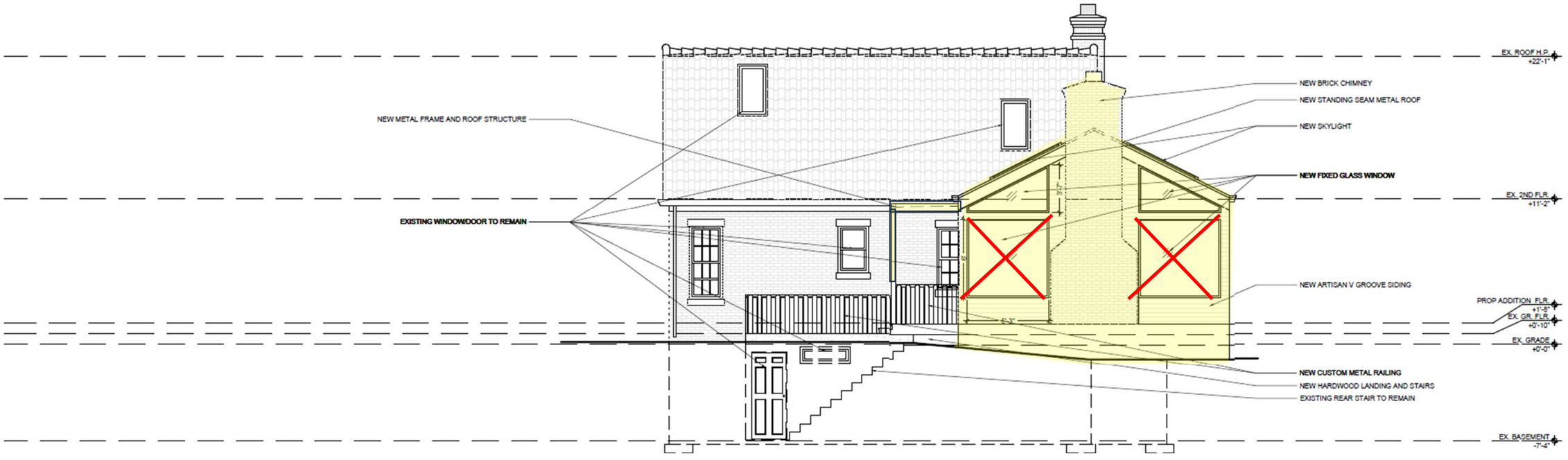
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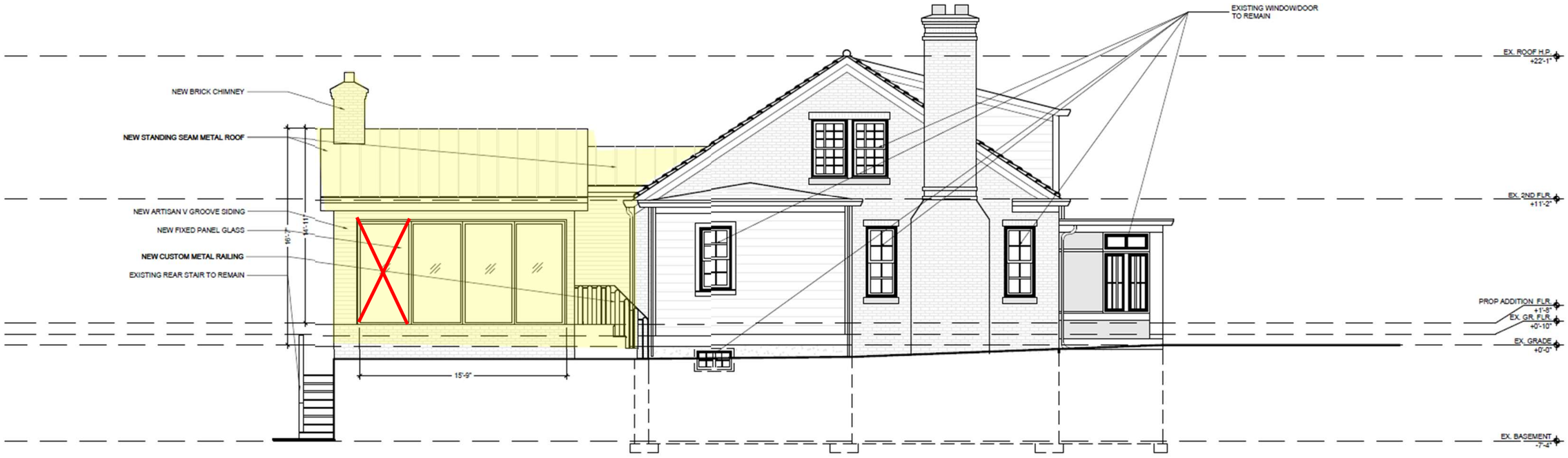


ORIGINAL PROPOSED DRAWINGS
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original prop east elevation
(shown for reference purposes only)



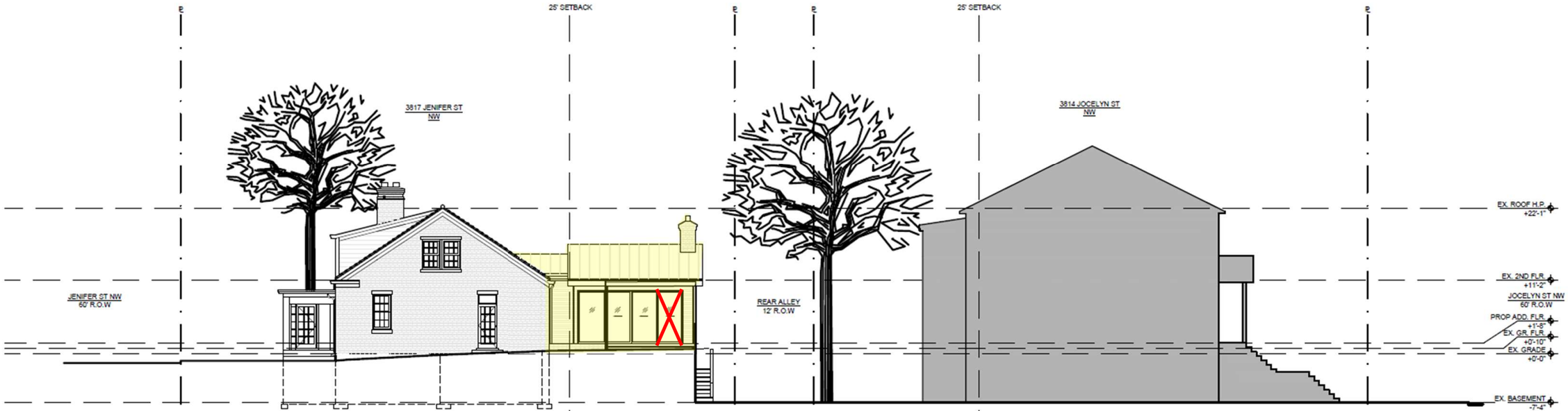
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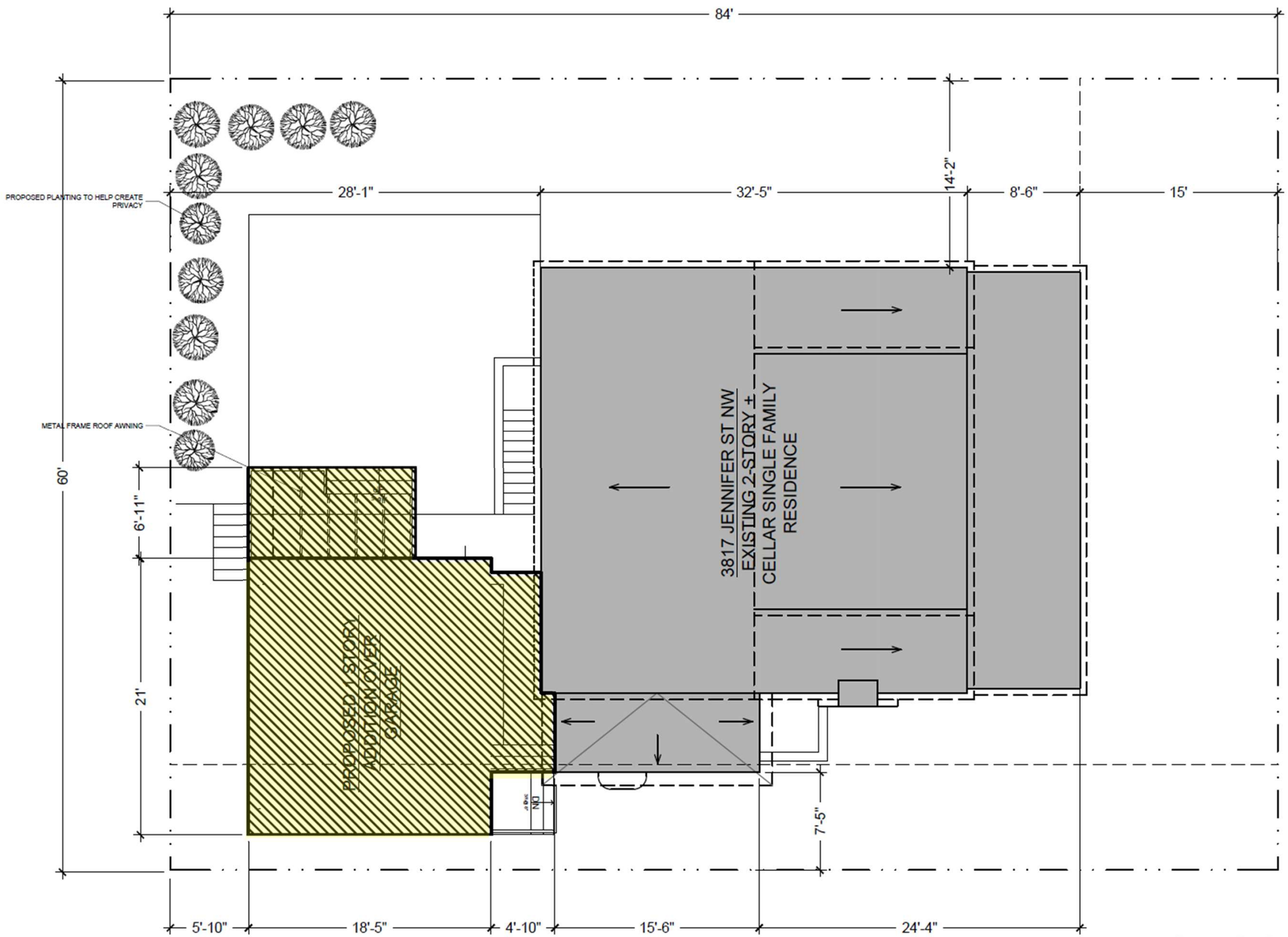


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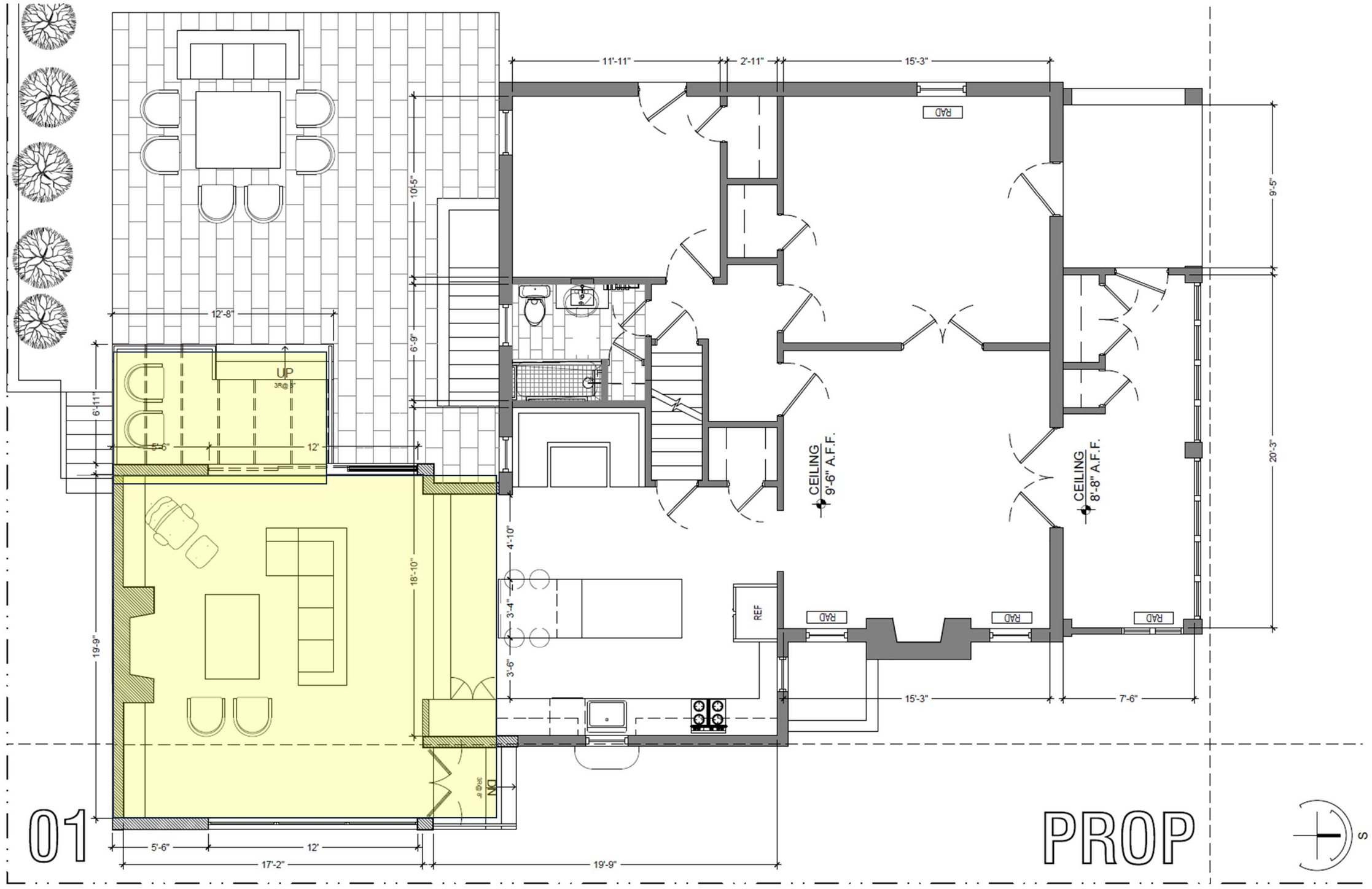
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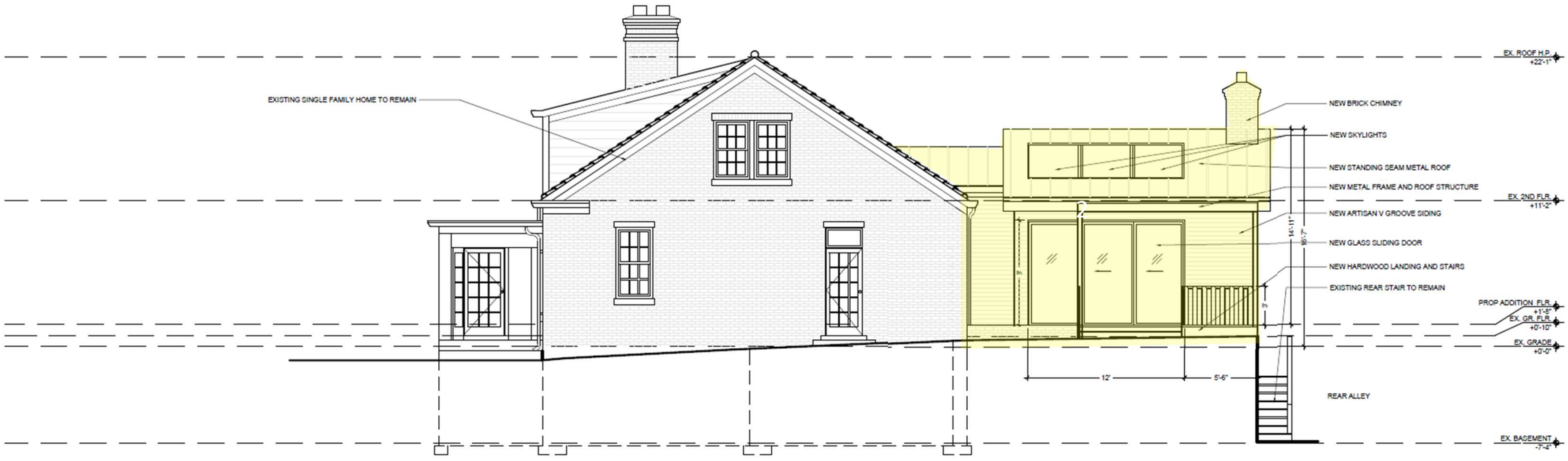
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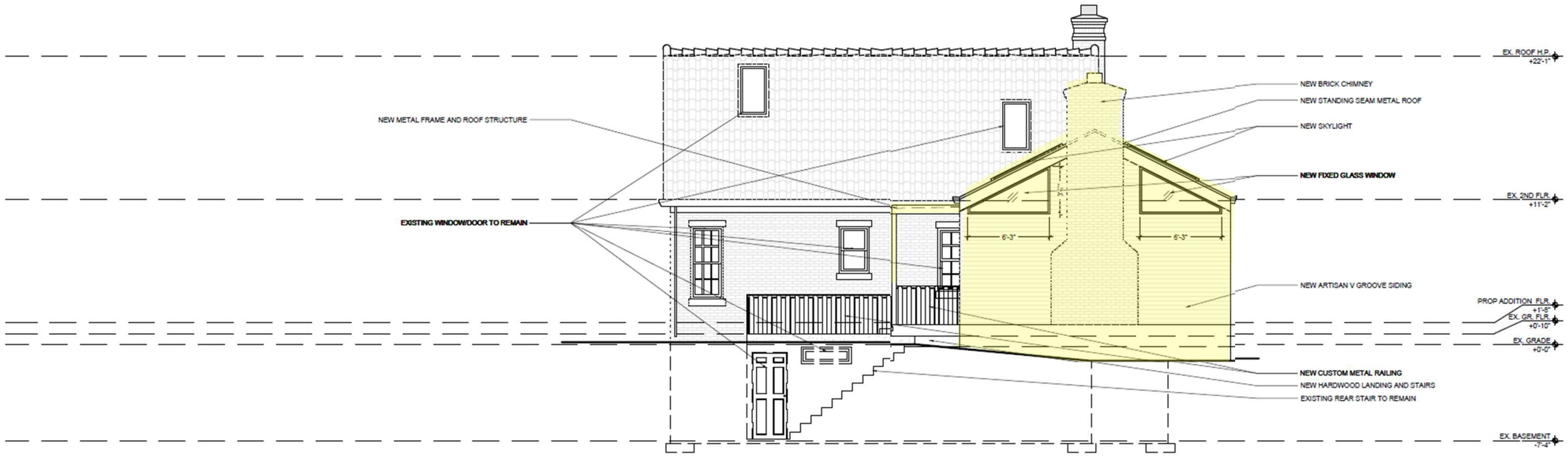
prop. site plan


11'-11"
2'-11"
15'-3"
RAD
9'-5"
20'-3"
10'-5"
6'-9"
12'-8"
UP
3R@ 9"
6-11"
5'-6"
12'
CEILING
9'-6" A.F.F.
CEILING
8'-8" A.F.F.
4'-10"
18'-10"
19'-9"
3'-4"
3'-6"
REF
RAD
RAD
RAD
15'-3"
7'-6"
DN
3R@ 9"
5'-6"
12'
17'-2"
19'-9"
01
PROP

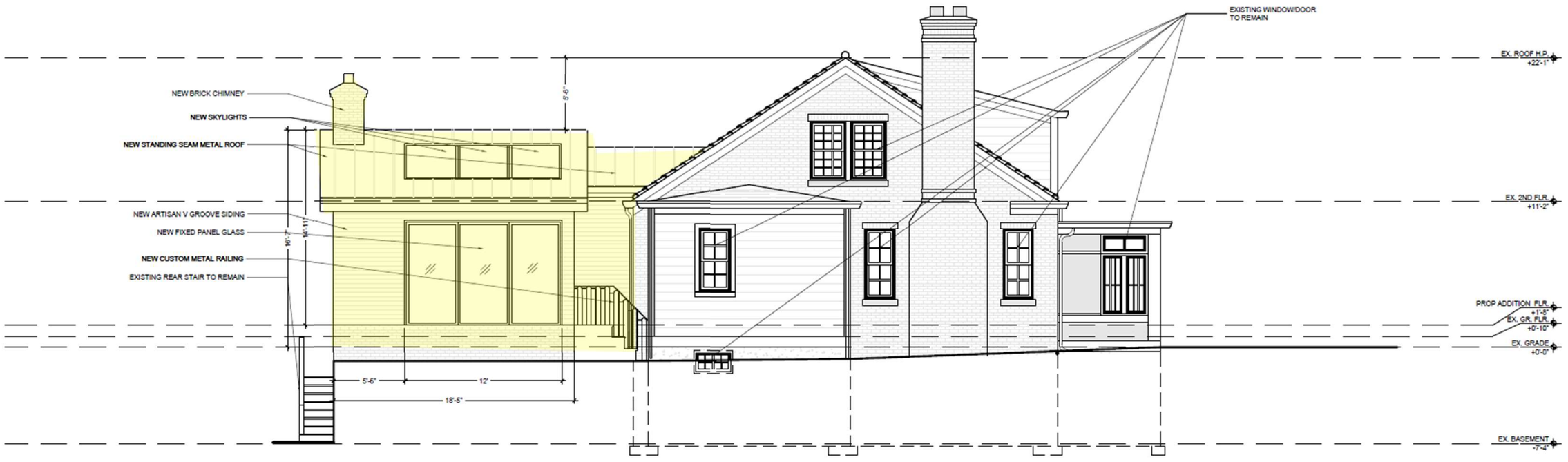


PROP

EAST ELEVATION



PROP NORTH ELEVATION



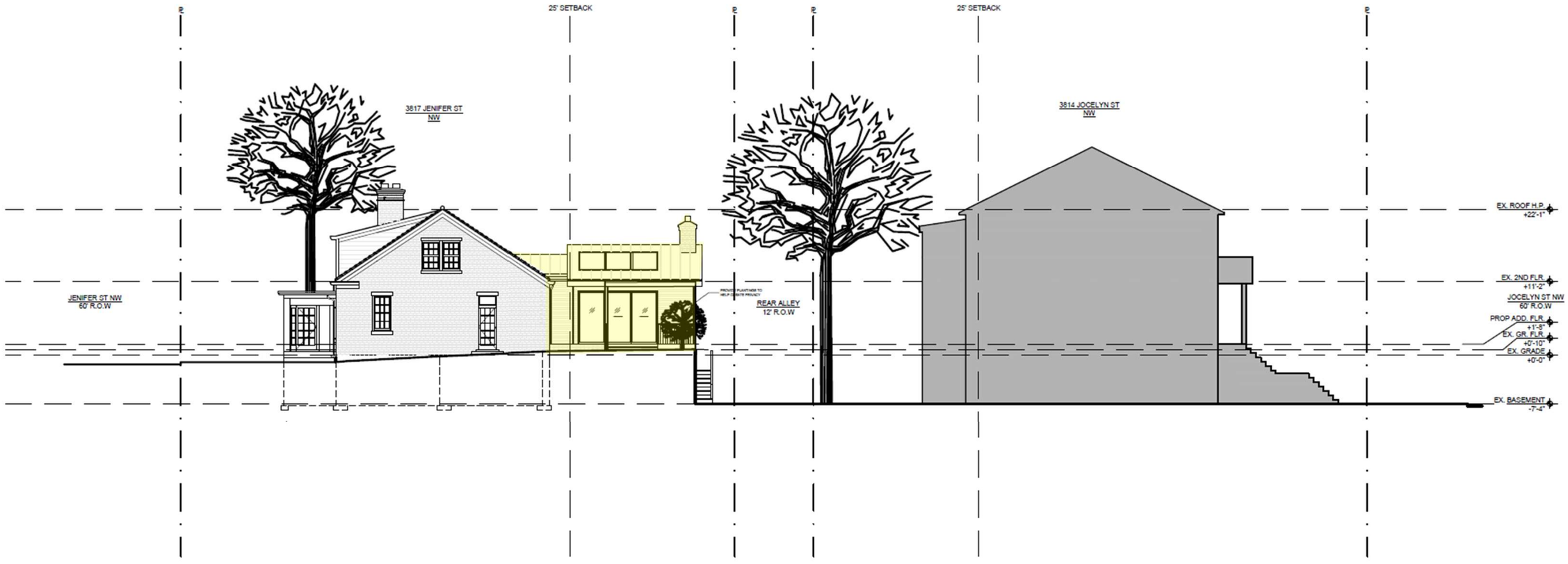
PROP WEST ELEVATION



PROP

SECTION

prop section

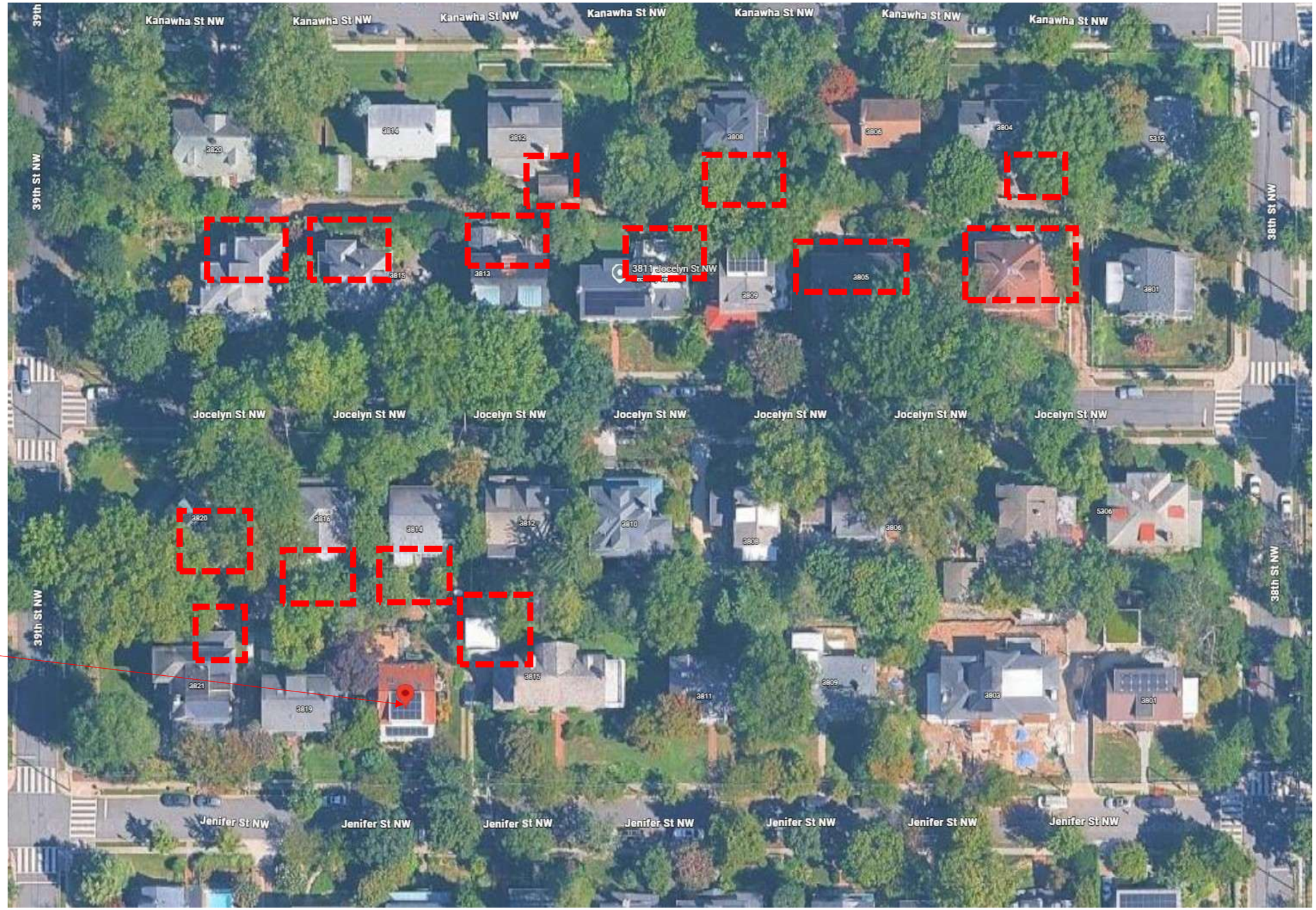


prop. site section
1/16" = 1'-0"

dashed line indicates structures in setback

In the alleys investigated approx. **65%** of properties had structures in the rear or side yard setback requirements

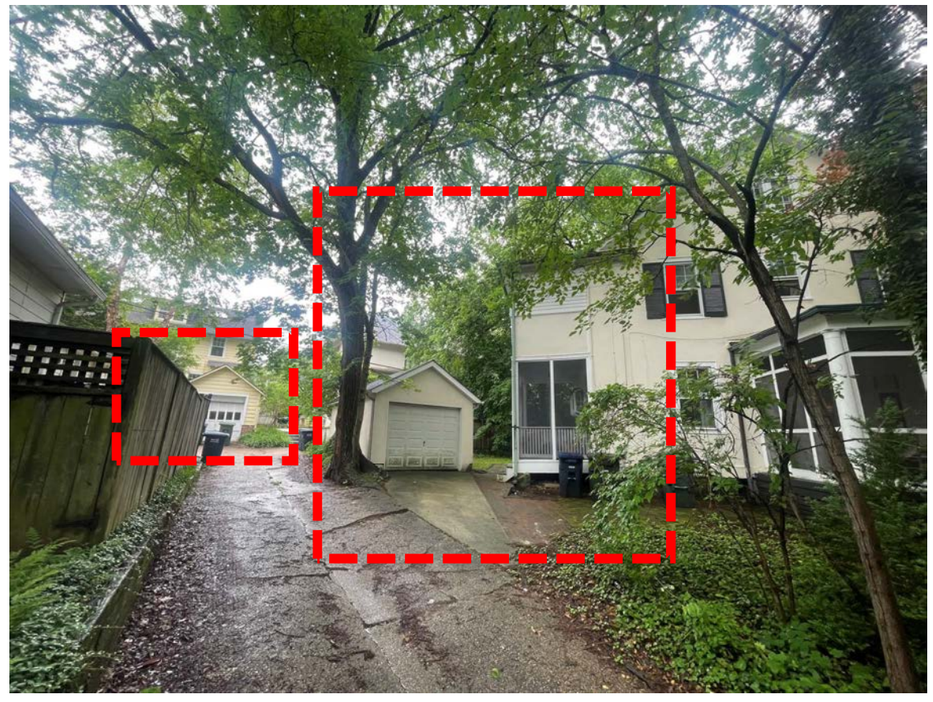
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rear alley images jenifer/jocelyn/kanawha



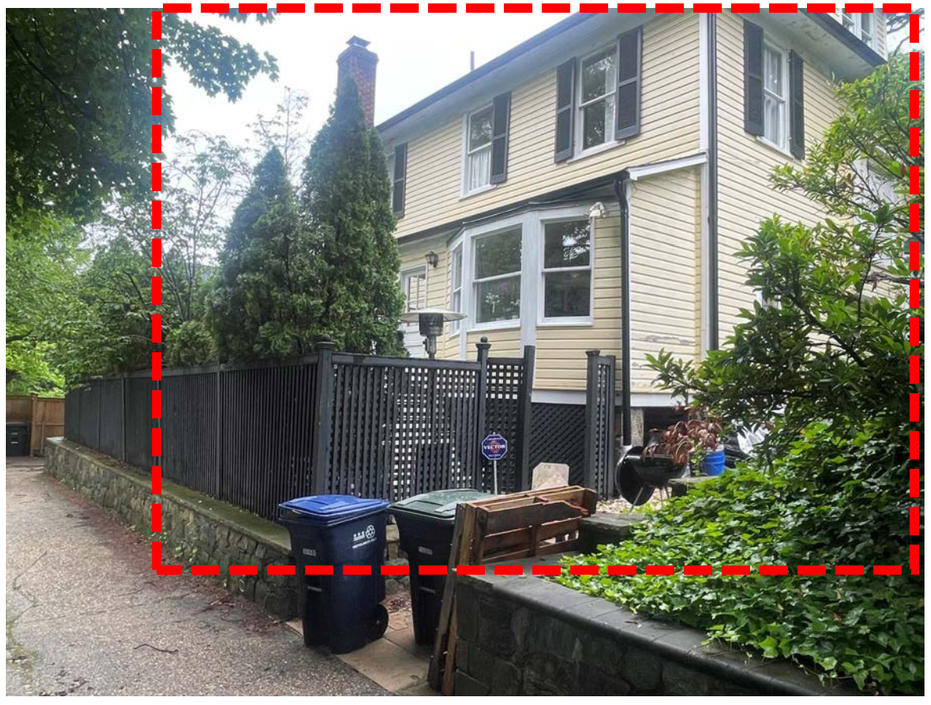




dashed line indicates structures in setback

rear alley images jenifer/jocelyn

dashed line indicates structures in setback



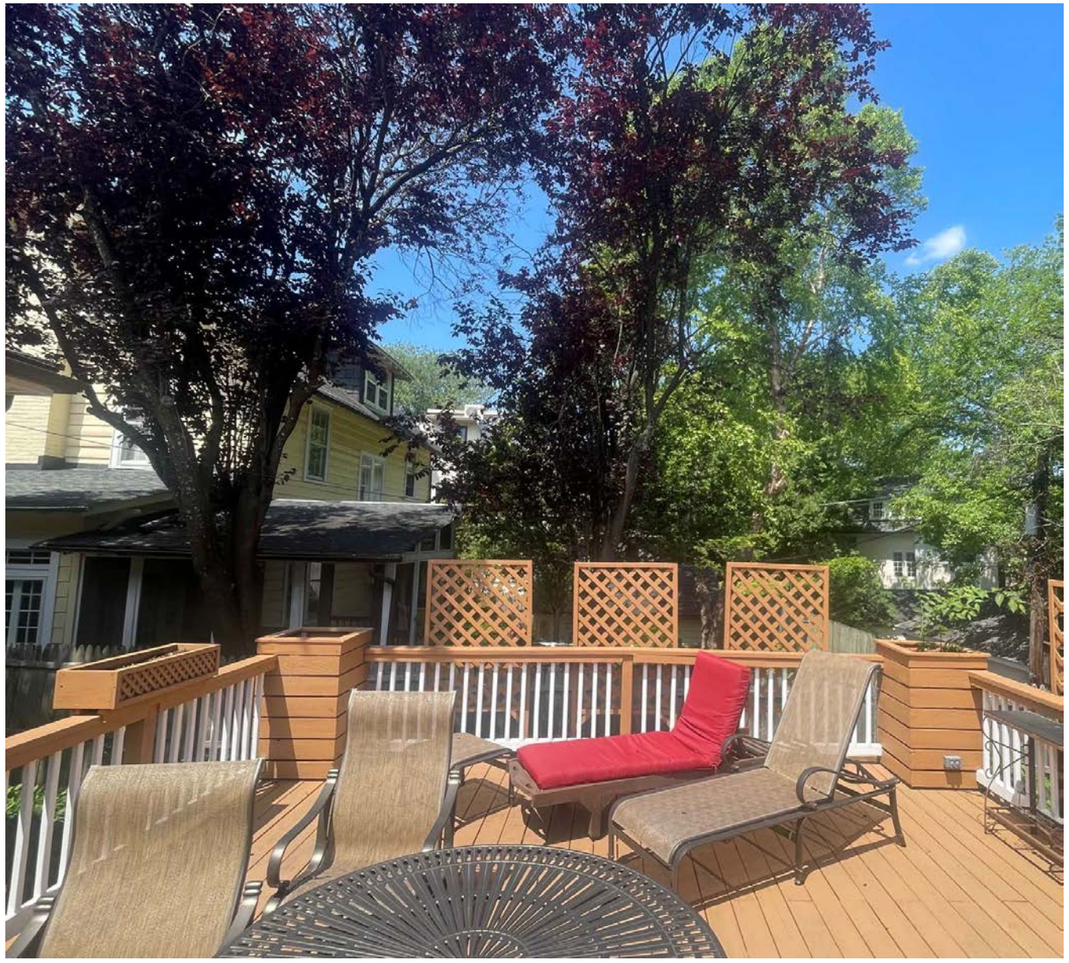




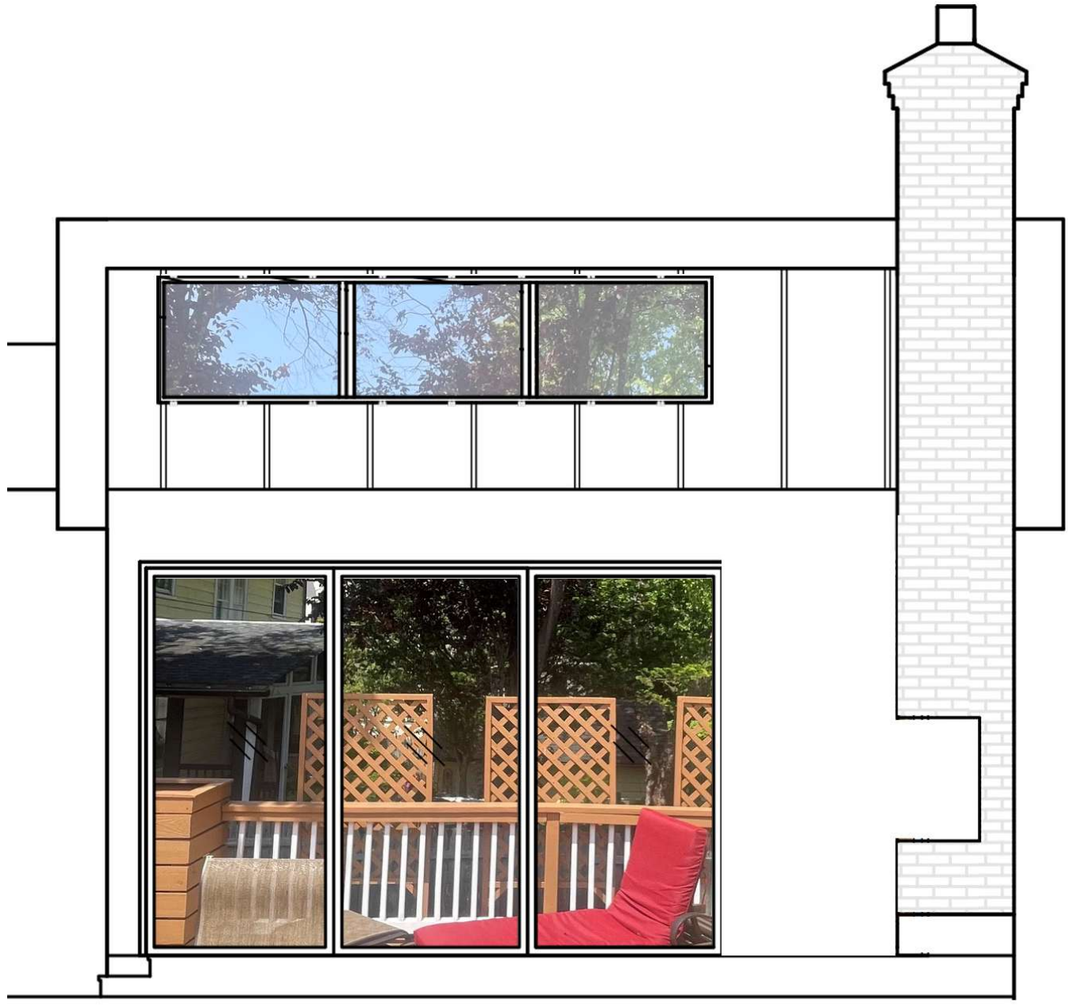




rear alley images jocelyn/kanawha



existing
view facing west



proposed
view facing west
less visibility towards neighbor