

ETON CONDOMINIUM ASSOCIATION

1200 Potomac Street NW, Washington, DC 20007

Board of Zoning Adjustment (BZA)
441 F Street NW Suite 200/210-S.
Washington, D.C. 20001
And Via email dcoz@dc.gov

RE: Application No.21360

Dear Board members:

This letter is written on behalf of Eton, A Condominium, by its Board of Directors. It has come to our attention recently that your Board may have received a communication purporting to have come from Eton Condominium and /or its Board of Directors regarding a commercial project proposed for Lot 832 on Prospect Street, adjacent to Eton Condominium (application No. 21360).

Please be advised that Eton Condominium, acting through its Board of Directors, has not authorized any prior communication to your Board regarding this project. Further, Eton Condominium takes no position either in favor or against this project.

Eton Condominium does wish to raise an important point of concern regarding the pending application before your board that may negatively affect the easement/access rights that Eton Condominium has across this parcel to reach the Eton gate entrance on the Prospect side of the Eton Condominium property. Eton Condominium requests that any action by the Board take into account the strict necessity for the Prospect Street access to remain in place for emergency access to Eton Condominium, along with daily use by the residents of Eton Condominium. We hope that the Board can appreciate the critical importance of maintaining the current hard access to the gate including its width (see attached picture) as part of any development of Lot 832 on Prospect Street.

Thank you for your services to our community. If you have any further questions regarding this matter, please contact us at debbie@gordonjamesrealty.com.

Eton Condo Board of Directors

Board of Zoning Adjustment
District of Columbia
CASE NO. 21360
EXHIBIT NO. 20