
FW: Application No.21360

From Bardin, Sara (DCOZ) <sara.bardin@dc.gov>

Date Tue 10/14/2025 9:57 AM

To DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>

 2 attachments (610 KB)

Eton Prospect St access 1.jpg; Eton Prospect St access 2.jpg;

Sincerely,

Sara

Sara Bardin
Director



Office of Zoning | District of Columbia Government

www.dcoz.dc.gov | sara.bardin@dc.gov

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From: Dave Stehlin <david.stehlin@gmail.com>

Sent: Saturday, October 11, 2025 5:06 PM

To: ATD DCOZ <dcoz@dc.gov>

Cc: Dave S <david.stehlin@gmail.com>; Heather Haviland <stjohn3vs16@gmail.com>

Subject: RE: Application No.21360

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Board of Zoning Adjustment (BZA)
441 F Street NW Suite 200/210-S.
Washington, D.C. 20001

Dear BZA,

Board of Zoning Adjustment
District of Columbia
CASE NO. 21360
EXHIBIT NO. 21

I am writing this letter in regards to a commercial project proposed for Lot 832 on Prospect Street, adjacent to Eton Condominium (application No. 21360). My wife and I have owned a condo (#1234) in the Eton Complex for almost 6 years and strongly oppose the building of this proposed home.

The gate on Prospect St is our primary method of accessing our condo. This gate has been in place for decades and is fed from Prospect St by a hard surface accessway. I have seen ambulances pull into the accessway to help injured people. Construction and moving vehicles also pull into this accessway as they are loading and unloading. Residents need this access.

The owner of the tiny adjacent lot, I now understand, is asking for significant variances in order to build a home that, if approved, would cause a very negative impact to the many Eton condo owners who use this gate. I would estimate that half or more of the residents regularly use this gate.

The home design under consideration but already requiring significant zoning variances, would cause the Eton gate access to be reduced from its current 9'7" to approximately 5'. Emergency vehicles could no longer pull in. Access by movers and even stretcher bearers would be severely limited. The application for the home would require a significant number of variances and force at least 45% reduction in the existing and long established hardtop gate access. The proposed home would butt up against the proposed revised access path and create a very narrow tunnel effect, adding to safety concerns.

The only other way into the complex for us, is via the gate on M St which is at the far other end of the complex , a full block away, and would require going up and down approximately 30 steps.

We recommend that the application no. 21360 not be approved and that the Eton Prospect hard surface access, in existence for decades, remain as is.

Sincerely,
David Stehlin and Heather Haviland
1234 Eton Ct NW Washington, DC



