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## Opposition to BZA case ID 21360

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From Sabrina Cassagnol <sabrina3260@aol.com>

Date Mon 10/20/2025 7:08 PM

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

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To Whom it May Concern:

I am writing to express my strong opposition to BZA Case ID 21360. My home is at 3260 Prospect St NW, adjacent to the the proposed project.

The memorandum sent to the BZA from Philip Bradford on October 16, 2025 contains the following inaccuracies:

1. Reference made to special exception relief under 5201.4 cites applicant's Exhibit 19, a shadow study which purports to demonstrate the impact of the proposed construction; this study is entirely inadequate as it does not include a three-dimensional representation of the impact of the structure on the light, privacy and views of the neighboring properties, especially those directly east (mine) and west (a home at the corner of Prospect and 33rd). The impact will be substantial, but no elevation renderings were included that would show this. Both of the existing properties have elevated decks that will be dramatically affected by obstructed light, views and diminished privacy.

2. The letter also incorrectly states that this would be the only building in the square to front Prospect Street. My property fronts Prospect Street, as does the most commonly used entrance to Eton Court condominium.

My driveway is directly adjacent to the entrance gate to Eton Court. As such, I am routinely inconvenienced by visitors and residents of Eton Court who block my driveway in spite of clearly posted "No Parking - Driveway" signs, which are frequently knocked down; my driveway is regularly blocked by vehicles being used by people moving in or out, delivery drivers, people just "dropping things off" or "picking something up"; my brick wall and light fixture atop it have been damaged many times. Further restricting space available for the entrance gate will exacerbate an already barely tolerable situation; on the contrary, an expansion of Eton Court entrance gate would be a great improvement for all of the residents on the block.

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21360  
EXHIBIT NO. 29

My neighbor Joanna Perkowska, who's property is directly adjacent to mine, has my full support in her opposition to this project.

I hope you will consider and weigh heavily all of the voices of the existing residents opposing this project whose interests will suffer against the interests of a single party with something to gain.

Thank you,

Sabrina Cassagnol  
3260 Prospect St NW