
BZA Case 21360 - M & Potomac Streets Associates - Comments in Opposition

From J.P. Mohler <johnpmohler@gmail.com>

Date Tue 10/21/2025 10:48 AM

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

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Some people who received this message don't often get email from johnpmohler@gmail.com. [Learn why this is important](#)

Name: John P. Mohler

Mailing Address: 1222 Eton Court NW, Washington, D.C. 20007

Phone Number: 703-401-6494

Email: johnpmohler@gmail.com

Comments in Opposition

Hello. My name is J.P. Mohler. I am a tenant in 1222 Eton Court NW. I work from home and spend much of my day in my office which looks out onto Prospect Street. My view is currently of the tops of trees, and the townhomes on the opposite side of Prospect Street. It is a beautiful, private view which I cherish greatly. The variance proposes to build a house on a tiny lot directly in front of this window which would entirely block my idyllic view of the neighborhood. The windows of the proposed building would look directly through my window and I would, thus, have to shut my blinds altogether to maintain privacy.

While I am sympathetic with the need for additional housing in urban areas, this particular home would be worth between \$2M and \$3M upon completion based on neighborhood real estate comps, and would be occupied initially by a single individual. It sounds more like a vanity project than an exemplar of adding much needed housing abundance to our city. I thus entirely oppose granting this variance.

Those are my thoughts. Thank you for your consideration.

J.P. Mohler

Tenant, 1222 Eton Court NW

J.P. Mohler

[LinkedIn](#) | [703-401-6494](tel:703-401-6494)