

MICHELLE GRIFKA

July 13, 2026

Board of Zoning Adjustment (BZA)
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Dear Members of the Zoning Adjustment Board,

I write to register my opposition to the zoning exception request for 1226 F Street NE, case 21475.

I am the owner and resident of 1235 Maryland Avenue NE, one of the two properties named in the application that abuts 1226 F Street NE. This has been my home for the past 21 years.

The application and revised renderings do not adequately address District of Columbia zoning requirements for granting a special exception. The application presents several deficiencies that justify denial of the requested zoning exception and raise clear concerns regarding noncompliance with the intent and requirements of the RF-1 zoning district, particularly with respect to light, air, privacy, and neighborhood character. The existing building is already oversubscribed for the lot, adding additional bulk to the building is problematic.

The application lacks sufficient evidence to demonstrate that there is not an adverse effect on abutting and adjacent properties. The height, bulk, and proximity of the proposed structure, vertical expansion and reduced setbacks for which exception is requested will reduce the current exposures to light and air for neighboring dwellings and in some cases complete shade depending on the season. RF-1 zoning is explicitly intended to maintain adequate light and air for rowhouse communities. The application does not include sufficient shadow studies or impact analyses to demonstrate proposed versus current state.

The design raises significant privacy concerns. The placement of new windows, terraces, and elevated living spaces overlooking adjacent rear yards and windows introduces direct sightlines into private living spaces for neighboring properties. The revised renderings provided on July 10 do not include a sightline analysis and don't address the expectation of reasonable privacy.

The proposal is further inconsistent with the established character of our RF-1 neighborhood. RF-1 zoning is intended to preserve the scale, rhythm, and uniformity. The proposed addition abruptly changes what is an historically unique, low profile, and very open roofline in general, and particularly at the east end of the block. The exception will result in a dramatic change to the prevailing visual continuity of the block and overwhelm in scale the homes surrounding and directly across from the building.

At the June 17 ANC 6A EDZ meeting the Committee requested additional information to provide more context about how the building is situated next to adjacent property; and information on where building services such as air conditioner condensers/air handling equipment and trash

1235 MARYLAND AVENUE NE 20002

Board of Zoning Adjustment
District of Columbia
CASE NO. 21475
EXHIBIT NO. 28

receptacles are to be located. During the meeting the applicant indicated that the 5' wide concrete pad on the west side of the building was the intended location. If that equipment were to be located there, the privacy and enjoyment of my backyard would be non-existent, given the size of A/C equipment and waste management needed to support the building.

I am concerned about the integrity of the existing structure and ability to bear the load of a third story and interior renovations. I ask that the Board please use their authority to require a building engineering analysis report. As I understand Subtitle X § 901.4 of the DC Zoning Regulations, this section provides for the [Board of Zoning Adjustment](#) *to impose requirements pertaining to design, appearance, size, signs, screening, landscaping, lighting, [building](#) materials, or other requirements it deems necessary to protect adjacent or nearby property, or to ensure compliance with the intent of the Zoning Regulations.*

Your consideration of my request and concerns is greatly appreciated.

Sincerely,



Michelle Grifka

cc: ANC 6A Economic Development and Zoning Committee
ANC 6A 02 Commissioner Kimberly Butler-Spires
ANC 6A Commissioners

300.8 (c) Architectural plans and elevations in sufficient detail to clearly illustrate any proposed structure to be erected or altered, landscaping and screening, and building materials, and where applicable, parking and loading plans;	• Revised renderings of rooftop design do not provide elevation views • Shadow studies do not include - existing property shadows to compare to matter of right and variance views - property lines to clearly illustrate the boundaries of the adjacent properties affected by shadows created by the proposed project - updated location for solar panels
(d) A detailed statement of existing and intended use of the structure, or part thereof;	• application statement lacks sufficient detail • no sightline analysis provided
Meets Special Exception Review Standards through a detailed statement of how the application meets each element of the review standards for special exceptions specified in Subtitle X § 901, or for variances specified in Subtitle X § 1002; 901.2 The Board of Zoning Adjustment is authorized to grant special exceptions that: (a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps; (b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and 901.3 The applicant for a special exception shall have the full burden to prove no undue adverse impact and shall demonstrate such through evidence in the public record. 1000.1 The application does not demonstrate that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map."	a) Proposed project is not in harmony with the purpose and intent of zoning regulations and maps for RF-1 neighborhoods b) This project adversely affects light, air, and privacy (including noise) of abutting and adjacent properties. • Applicant has not provided evidence to prove no undue burden because no information is provided for air handling, trash and any other related details. • The development standards are intended to: Control the bulk or volume of structures, including height, FAR, and lot occupancy; Control the location of building bulk in relation to adjacent lots and streets, by regulating rear setbacks, side setbacks, and the relationship of buildings to street lot lines.