

**TESTIMONY OF MICHELLE GRIFKA
BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA**

BZA Application No. 21475

Property: 1226 F Street NE, Washington, DC 20002

Zone District: RF-1 (Residential Flats)

To the Honorable Members of the Board:

My name is Michelle Grifka, for the past 21 years, I have owned and occupied 1235 Maryland Avenue NE, which abuts the subject property at 1226 F Street NE. I submit this statement in opposition to application 21475. My concerns have increased as additional versions of project plans were filed.

My initial concerns, outlined in detail in my July 15 letter of opposition remain. They include noncompliance with the intent and requirements of RF-1 zoning, particularly with respect to the factors of light, air, privacy, and neighborhood character. The application does not satisfy requirements 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 adversely impact these factors for me and my neighbors.

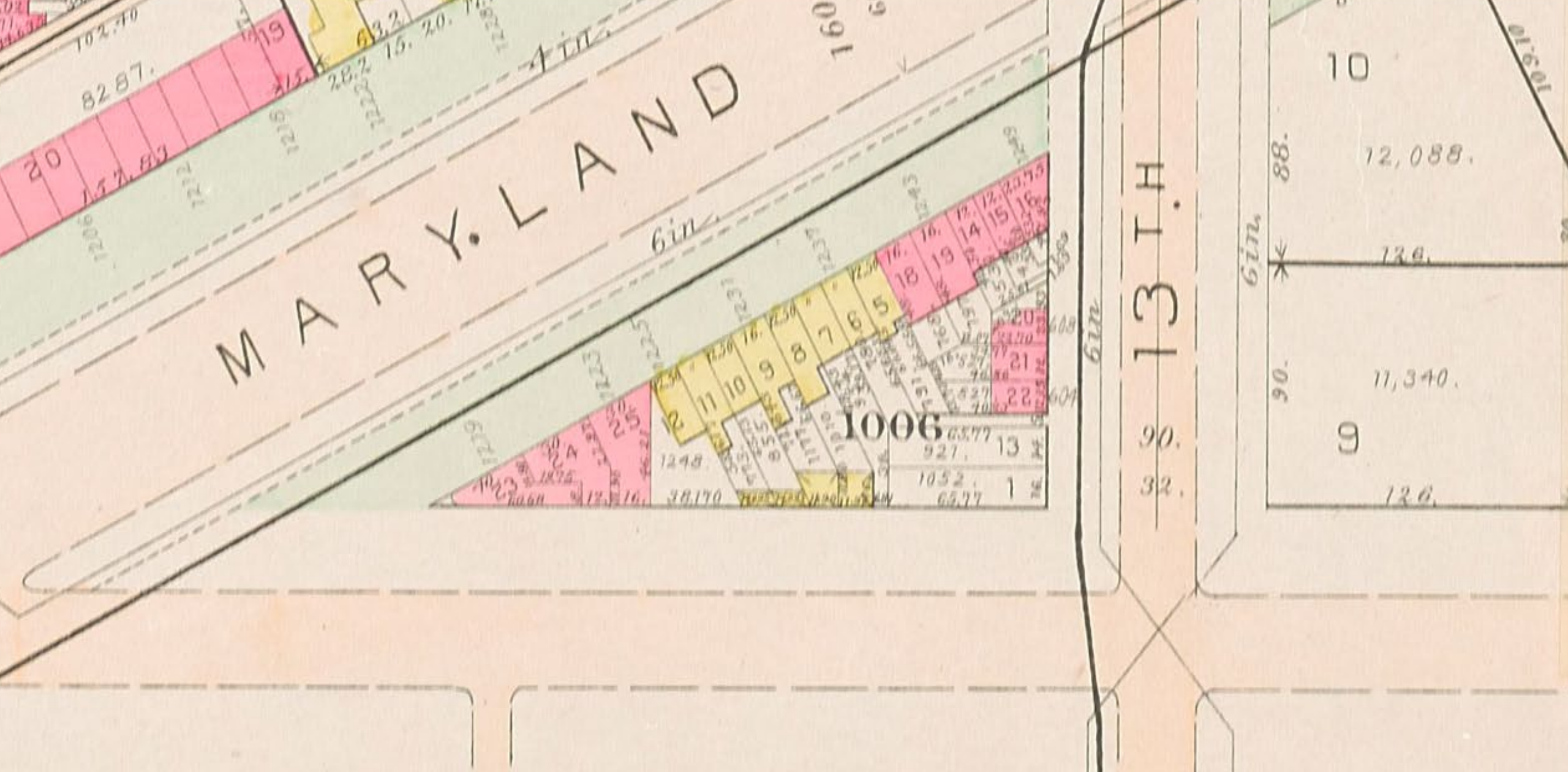
The application lacks important visual context for this project and its proximity to abutting and nearby properties. The photos provided by the applicant with the initial application on April 2, exclusively show the property in context with homes to the east across 13th Street. I have included photos to provide context for the homes that will bear the brunt of the adverse impact from this project.

I would like to call the Board's attention to the newest version of the project plans *Exhibit 36B1 - Updated Architectural Plans and Elevations (Part 1)* filed on August 19. Page three of that exhibit shows the location of the air conditioner condensers for the two-story units in the proposed project. To say the noise generated by those condensers and the condenser for the ground floor unit on the west side of the building will adversely impact my ability to enjoy gardening, visiting with friends and the peace and quiet of private outdoor space in my backyard is a gross understatement.

I respectfully request that the Board deny the application. Thank you for your consideration of my concerns and those of my neighbor's.

Respectfully submitted,

Michelle Grifka
1235 Maryland Avenue NE
Washington, DC 20002
(202) 340-0138



Backyard view from
1235 Maryland Avenue NE



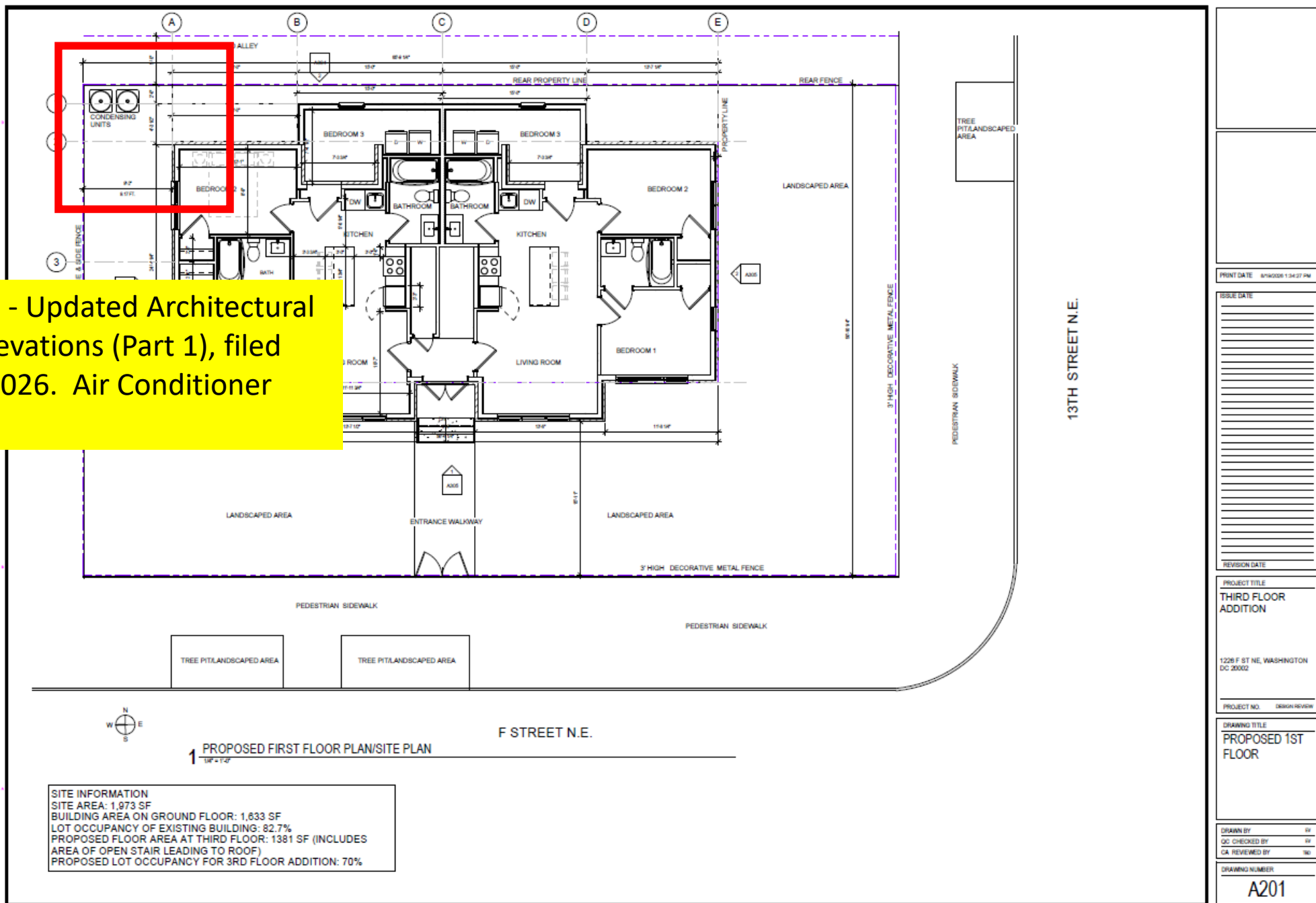
Backyard view of
adjacent properties from
1235 Maryland Avenue
NE



1235 Maryland Avenue NE



Exhibit 36B1 - Updated Architectural Plans and Elevations (Part 1), filed August 19, 2026. Air Conditioner Condensors



View from backyard of 1235 Maryland Avenue NE of site for air conditioner condensers shown in application Exhibit 36B1 - Updated Architectural Plans and Elevations (Part 1), filed August 19, 2026.



Birdseye view from backyard of 1235 Maryland Avenue NE of site for air conditioner condensers shown in application Exhibit 36B1 - Updated Architectural Plans and Elevations (Part 1), filed August 19, 2026.



Night sky view from second
story window of 1235
Maryland Avenue NE.

