

STATEMENT REGARDING ANC, OP AND NEIGHBOR NOTIFICATIONS

DATE: 09 January 2014 (Updated)

TO: **Board of Zoning Adjustment
of the District of Columbia**
c/o Office of Zoning
441 4th Street, N.W.
Suite 200-S, Washington, DC 20001

REGARDING: **Application for Special Exception**
Proposed Rear Addition to Existing Single Family Row Dwelling

SUBJECT PROPERTY: 4430 9th Street, NW / Lot 33, Square 3020
Property Zoned R-3

STATEMENT:

GENERAL

Brandon and Emily Gallas, property owner's of 4430 9th Street, N.W., request a Special Exception pursuant to § 223.1 to permit a rear addition to an existing Single Family Row Dwelling that will vary from the rear yard requirement by 2 feet per § 404.1; and will vary from maximum lot occupancy requirement by 10% per § 403.2 in the R-3 residential zone district (§ 3104.1). Self Certified.

ANC 4C NOTIFICATION

Brandon and Emily Gallas, property owner's of 4430 9th Street, N.W., presented drawings of the proposed project at an ANC 4C Community Meeting on 08 October 2014. With a quorum present, the 4C Commissioners voted to support the requested Special Exception, and to issue a letter of support. A copy of the letter of support is attached.

OFFICE OF PLANNING NOTIFICATION

After initially contacting Joel Lawson, Associate Director of Development Review at the DC Office of Planning on 04 December 2014 regarding this BZA case, the applicant has exchanged emails with OP Staff Reviewer, Elisa Vitale, AICP. Ms. Vitale has stated that she would be submitting a report to the Office of Zoning on 20 January, 2015. A copy of the email trail is attached.

NEIGHBOR NOTIFICATION

Brandon and Emily Gallas, property owner's of 4430 9th Street, N.W., presented drawings of the proposed project to

STATEMENT REGARDING ANC, OP AND NEIGHBOR NOTIFICATIONS
PAGE 2 OF 2

various neighbors and have obtained thirteen letters of support for the approval and construction of their project, addressed to Shanel Anthony, Chairperson, Advisory Neighborhood Commission 4C. The majority of the letters are from Property Owners, including the abutting property owner to the South, while a few appear to be tenants. Copies of these thirteen letters are attached.

CLARIFICATION OF DRAWING DATES

The letters from neighbors reference a drawing date of 24 June 2014, while the actual date of the drawings that the neighbors were presented was 31 July 2014. A copy of an email from Brandon Gallas, attached here to, explains the discrepancy. A copy of the 31 July 2014 drawings are attached as well, for reference. These drawings vary slightly from the more current 03 October 2014 drawings in minor ways, but not as related to the zoning relief sought.

From: "Vitale, Elisa (OP)" <elisa.vitale@dc.gov>
Subject: RE: BZA Case 18936 4430 9th Street NW
Date: January 5, 2015 12:22:34 PM EST
To: "tahmann@ahmannllc.com" <tahmann@ahmannllc.com>

Mr. Ahmann,

My staff report will be due for internal review on January 13th and will be filed at Office of Zoning on January 20th. I will be reviewing the record in IZIS as I prepare my report. Thank you, Elisa

Elisa Vitale, AICP | Development Review Specialist | DC Office of Planning
1100 4th Street SW, Suite E650 | Washington, DC 20024
(p) 202-442-8813 | (f) 202-442-7638 | (e) elisa.vitale@dc.gov
www.planning.dc.gov | www.op-inions.com

From: tahmann@ahmannllc.com [mailto:tahmann@ahmannllc.com]
Sent: Monday, January 05, 2015 11:58 AM
To: Vitale, Elisa (OP)
Subject: Re: BZA Case 18936 4430 9th Street NW

Ms. Vitale,

Thank you for informing me that you are the reviewer for this. What is the timeline expected for your review and recommendation?

Please note that the file on IZIS includes a number of letters of support from neighbors, as well as from the local ANC.

Regards,

Tom Ahmann

Thomas Ahmann, AIA
AHMANN LLC
301-864-1334
www.ahmannllc.com

On Dec 31, 2014, at 2:38 PM, Vitale, Elisa (OP) wrote:

Greetings, I am the OP staff reviewer assigned to the above referenced case. I will be in touch should I have any questions as I review the application. In the meantime, please feel free to contact me should you need any additional information. Thank you, Elisa

Elisa Vitale, AICP | Development Review Specialist | DC Office of Planning
1100 4th Street SW, Suite E650 | Washington, DC 20024
(p) 202-442-8813 | (f) 202-442-7638 | (e) elisa.vitale@dc.gov
www.planning.dc.gov | www.op-inions.com

October 8, 2014

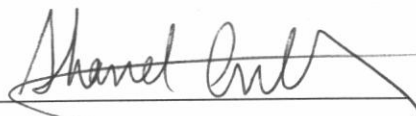
Board of Zoning Adjustment
Government of the District of Columbia
One Judiciary Square
441 4th Street NW, Suite 200S
Washington, DC 20001

Re: 4430 9th Street, NW-Special Exception

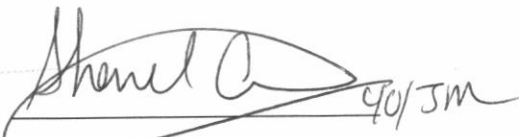
At a properly noticed community meeting on October 8, 2014 and with a quorum present, the 4C Commissioners voted to support the requested Special Exception pursuant to § 223.1 to permit a rear addition to an existing Single Family Row Dwelling that will vary from the rear yard requirement by 2 feet (from 20 feet to 18 feet) and will vary from maximum lot occupancy requirement by 10% (from 60% to 70%) in the R-3 residential zone district.

The Gallas family has done their due diligence to inform their neighbors about their proposed renovations. They have presented before ANC 4C, and based on the neighbor support as well as their presentation, ANC 4C supports their Special Exception. Please see the attached thirteen letters of support from neighbors which were presented to us at our meeting.

Thank you,



Shanel Anthony, Chair ANC 4C



Joseph Maloney, SMD 4C02

Advisory Neighborhood Commission 4C
801 Shepherd Street NW
Washington DC 20011
Tel: (202) 723-6670
E-mail: 4C@anc.dc.gov

To ANC 4C07 Commissioner Shanel Anthony

Brandon and Emily Gallas, the owners of the house at 4430 9th St NW, have presented drawings of a proposed addition to the back of their house and conversion of the third floor attic to a living space with a walkout balcony in the back. The drawings are as prepared by Ahmann LLC, Architectural Services, and are dated 24 June, 2014.

The Gallases have indicated that the addition as proposed requires Special Exception from DC Zoning Regulations, which they intend to pursue.

I have reviewed the drawings and I support the approval and construction of this project.

Sincerely,



Printed Name & Date

Kimyia F. Varzi 9/8/14.

Owners at

822 Allison St. N.W. (gm B Allison).
WASHINGTON DC 20011

Advisory Neighborhood Commission 4C
301 Shepherd Street NW
Washington DC 20011
Tel: (202) 723-6670
E-mail: 4C@anc.dc.gov

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I have reviewed the drawings and I support the approval and construction of this project.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ellie Stamatopoulos', with a long horizontal flourish extending to the right.

Ellie Stamatopoulos 9/3/14
Printed Name & Date

Owners at 827 Allison Street, NW
Washington, DC 20011

9/2/2014

Jenn Rogers and Martyn Oliver
831 Allison Street NW
Washington DC 20011

Advisory Neighborhood Commission 4C
801 Shepherd Street NW
Washington DC 20011
Tel: (202) 723-6670
E-mail: 4C@anc.dc.gov

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I have reviewed the drawings and I support the approval and construction of this project.

Sincerely,

Handwritten signatures of Jennifer Rogers and Martyn A. Oliver. The signature for Jennifer Rogers is on the left, and the signature for Martyn A. Oliver is on the right, with a small 'and' symbol between them.

Jenn Rogers and Martyn Oliver
Owners of 831 Allison Street NW

8/25/14

Friends of the Gallases

Somewhere near the gallases

Near 9th & Allison

Washington DC 20011

Advisory Neighborhood Commission 4C

801 Shepherd Street NW

Washington DC 20011

Tel: (202) 723-6670

E-mail: 4C@anc.dc.gov

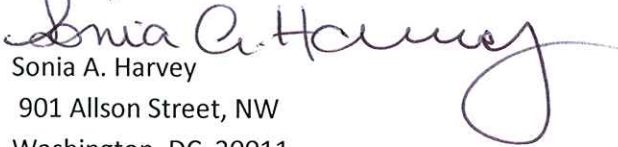
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The Gallases have indicated that the addition as proposed requires Special Exception from DC Zoning Regulations, which they intend to pursue.

I have reviewed the drawings and I support the approval and construction of this project.

Sincerely,



Sonia A. Harvey

901 Allison Street, NW

Washington, DC 20011

8/25/14

Deepa Shukla
4418 9th St. NW
Washington, D.C. 20011

Advisory Neighborhood Commission 4C
801 Shepherd Street NW
Washington DC 20011
Tel: (202) 723-6670
E-mail: 4C@anc.dc.gov

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I have reviewed the drawings and I support the approval and construction of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'D Shukla', with a long horizontal flourish extending to the right.

Deepa Shukla
Owner of 4418 9th St. NW, Washington, D.C. 20011

8/25/14

Christopher Torchia
4418 9th St. NW
Washington, D.C. 20011

Advisory Neighborhood Commission 4C
801 Shepherd Street NW
Washington DC 20011
Tel: (202) 723-6670
E-mail: 4C@anc.dc.gov

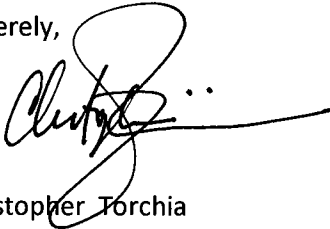
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I have reviewed the drawings and I support the approval and construction of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christopher Torchia', with a long horizontal flourish extending to the right.

Christopher Torchia
Owner of 4418 9th St. NW, Washington, D.C. 20011

09/03/14

Jason Hagen and Pilar Velásquez
4420 9th St. NW
Washington, DC, 20011

Advisory Neighborhood Commission 4C
801 Shepherd Street NW
Washington DC 20011
Tel: (202) 723-6670
E-mail:

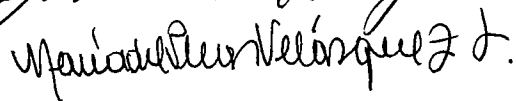
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The Gallases have indicated that the addition as proposed require Special Exception from DC Zoning Regulations, which they intend to pursue.

We have reviewed the drawings and we support the approval and construction of this project.

Sincerely,

 09.03.2014
 9.03.2014

Jason Hagen and Pilar Velásquez
Owners of 4420 9th St. NW

9/1/2014

Katie and Scott Freeman
(Friend of the Gallases)
4421 9th st NW
Washington DC 20011

Advisory Neighborhood Commission 4C
801 Shepherd Street NW
Washington DC 20011
Tel: (202) 723-6670
E-mail: 4C@anc.dc.gov

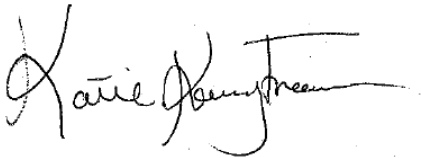
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The Gallases have indicated that the addition as proposed requires Special Exception from DC Zoning Regulations, which they intend to pursue.

We have both had the chance to discuss these changes in depth with the Gallases and review the drawings, and we support the approval and construction of this project.

Best,

A handwritten signature in black ink, appearing to read "Katie Kennedy Freeman". The signature is fluid and cursive, with a long horizontal line extending from the end.

and

A handwritten signature in black ink, appearing to read "Scott Freeman". The signature is fluid and cursive, with a long horizontal line extending from the end.

Katie Kennedy Freeman and Scott Freeman
Owners of 4421 9th st NW, Washington DC, 20011

Advisory Neighborhood Commission 4C
801 Shepherd Street NW
Washington DC 20011
Tel: (202) 723-6670
E-mail: 4C@anc.dc.gov

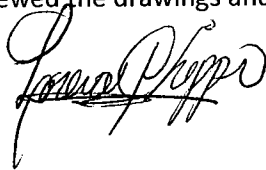
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The Gallases have indicated that the addition as proposed requires Special Exception from DC Zoning Regulations, which they intend to pursue.

I have reviewed the drawings and I support the approval and construction of this project.

Sincerely,



Printed Name & Date

Lorena Phipps

Owners at

4424 9th St. NW Wash. DC - 20011 - 7 9-3-14

Advisory Neighborhood Commission 4C
801 Shepherd Street NW
Washington DC 20011
Tel: (202) 723-6670
E-mail: 4C@anc.dc.gov

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I have reviewed the drawings and I support the approval and construction of this project.

Sincerely,

 9/3/14

Printed Name & Date

John Boyan Bishop

Owners at

4425 9th St NW

August 26, 2014 C.E.

Ivory Gene Cooper
Karen W. Cooper
4426 9th Street, NW
Washington DC 20011

Advisory Neighborhood Commission 4C
801 Shepherd Street NW
Washington DC 20011
Tel: (202) 723-6670
E-mail: 4C@anc.dc.gov

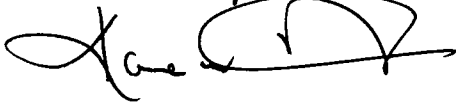
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The Gallases have indicated that the addition as proposed requires Special Exception from DC Zoning Regulations, which they intend to pursue.

We have reviewed the drawings and I support the approval and construction of this project.

Sincerely,

Ivory Gene Cooper
Karen W. Cooper
Owners of 4426 9th Street, NW, Washington, DC 20011

8/25/14

Advisory Neighborhood Commission 4C
801 Shepherd Street NW
Washington DC 20011
Tel: (202) 723-6670
E-mail: 4C@anc.dc.gov

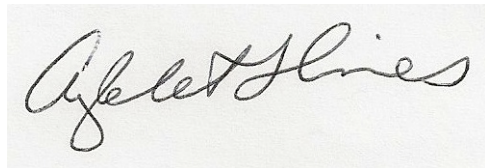
Dear ANC 4C07 Commissioner Anthony:

Brandon and Emily Gallas, the owners of the house at 4430 9th St., NW, have presented drawings of a proposed addition to the back of their house and conversion of the third floor attic to a living space with a walkout balcony in the back. The drawings are as prepared by Ahmann LLC, Architectural Services, and are dated June 24, 2014.

The Gallases have indicated that the addition as proposed requires Special Exception from DC Zoning Regulations, which they intend to pursue.

I have reviewed the drawings and I support the approval and construction of this project.

Sincerely,

A handwritten signature in black ink that reads "Ayelet Hines". The signature is written in a cursive, flowing style.

Ayelet Hines
Owner, 4427 9th St. NW
Washington, DC 20011
ayeletthines@gmail.com
(202) 270-7365

Advisory Neighborhood Commission 4C
801 Shepherd Street NW
Washington DC 20011
Tel: (202) 723-6670
E-mail: 4C@anc.dc.gov

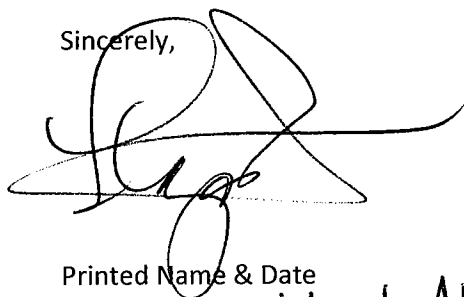
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The Gallases have indicated that the addition as proposed requires Special Exception from DC Zoning Regulations, which they intend to pursue.

I have reviewed the drawings and I support the approval and construction of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lloyd Allen', written over a horizontal line.

Printed Name & Date

Lloyd Allen 9/6/14

Owners at

4428 9th St NW

From: Brandon Gallas <gallasb@yahoo.com>
Subject: Fwd: Please support our addition
Date: October 2, 2014 3:01:11 PM EDT
To: Ahmann Thomas <tahmann@ahmannllc.com>
▶ 2 Attachments, 1.3 MB

This email documents why the incorrect date appears in my neighbors' letters. It is the letter I sent to my neighbors asking for their support, showing the drawings, and providing a template letter of support.

When I looked at the drawings, the first page had a date at the top, June 24, 2014. I used that date in the template letter of support for my neighbors to use. That date was when the plat was printed by the city Office of the Surveyor. It was not the date of the architect's drawings. The date of the architect's drawings is July 31, 2014.

My neighbors saw the architect's drawings dated [July 31, 2024](#) not June 24, 2014.

Brandon Gallas

Sent from my iPhone

Begin forwarded message:

From: Brandon Gallas <gallasb@yahoo.com>
Date: August 23, 2014 at 10:32:46 AM EDT
To: Christopher Torchia <chris.torchia@yahoo.com>, Deepa Torchia <dsshukla@yahoo.com>, Daniel Consolatore <daniel.consolatore@gmail.com>, Ellie Stamatopoulos <ellie.stamatopoulos@gmail.com>, Jason Hagen <jasonthorhagen@yahoo.com>, Pilar Hagen <pilar_v@yahoo.com>, Karen Cooper <kwcooper@yahoo.com>, Ivory Gene Cooper <igcooper@gmail.com>, Ayelet Hines <elviseats@gmail.com>, Stevie Bishop <stevieoi@juno.com>, Martyn Oliver <martyn.oliver@gmail.com>, Jennifer Rogers <jennrogers77@gmail.com>, "W. L. Stokes" <waterfox1952@yahoo.com>, Lloyd Allen <gasperee2@yahoo.com>, Sonia Harvey <saharvey@tmsiloans.com>
Subject: Please support our addition
Reply-To: Brandon Gallas <gallasb@yahoo.com>

Hey Neighbors,

You may have heard that we have been talking with an architect who has designed an addition on the back and a conversion of the attic to living space. We are excited and now are at the point of getting permission from the city.

Our addition requires a special exception because we are going to take up 70% of our property instead of 60% and we are going to have 18' of rear yard instead of the required 20'. Getting the special exception requires getting DC approval, which is heavily dependent on the ANC's support (4C), which is heavily dependent on your support. That's why I am sending this email.

We are hoping you will send a letter of support to us. The addition should pretty much *match* the dimensions of our attached neighbor at 4428 9th St. and we will work to make sure we blend in nicely. Please check out the drawings (attached). Attached is also a pre-written letter of support you can use. Please replace the highlighted information with yours and sign.

Please contact us if you have any questions or want to hang out in the yard. We are really happy to have you all as friends, not just neighbors.

brandon and emily

4430 9th St NW
Washington DC, 20011
home: (202) 291-4430
cell: (202) 905-1661

| email: gallasb@yahoo.com



[4430_9thStD....pdf \(1.3 MB\)](#)



[SupportAddi...ocx \(13.9 KB\)](#)

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 24, 2014

Plat for Building Permit of SQUARE 3020 LOT 33

Scale: 1 inch = 10 feet Recorded in Book 44 Page 41

Receipt No. 14-05815

Furnished to: TAIESHA EDWARDS

Surveyor, D.C.

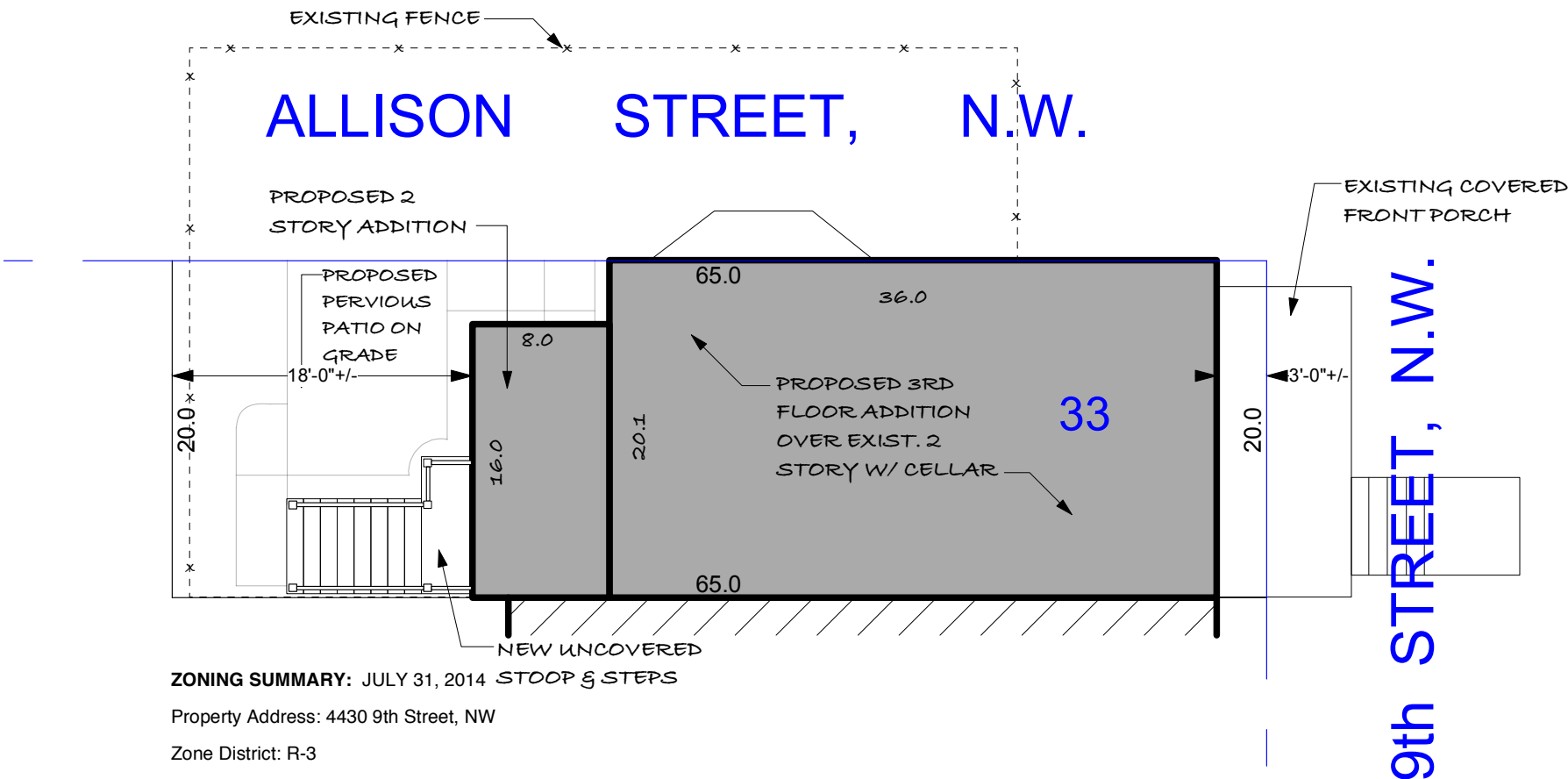
By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



ZONING SUMMARY: JULY 31, 2014 *STOOP & STEPS*

Property Address: 4430 9th Street, NW

Zone District: R-3

Existing Use: Single Family Residential / Row Dwelling*

Proposed Use: Single Family Residential / Row Dwelling*

* Per definition in §199: "A one-family dwelling having no side yards."

Maximum Allowable Height: 40 ft. / 3 Stories
Existing Height: 22 ft. / 2 Stories plus Cellar
Proposed Height: 31 ft. / 3 Stories plus Cellar

Min. Required Lot Area: 2000 sq. ft.
Existing Lot Area: 1300 sq. ft.
Lot is Sub Standard in regards to Min. Required Lot Area

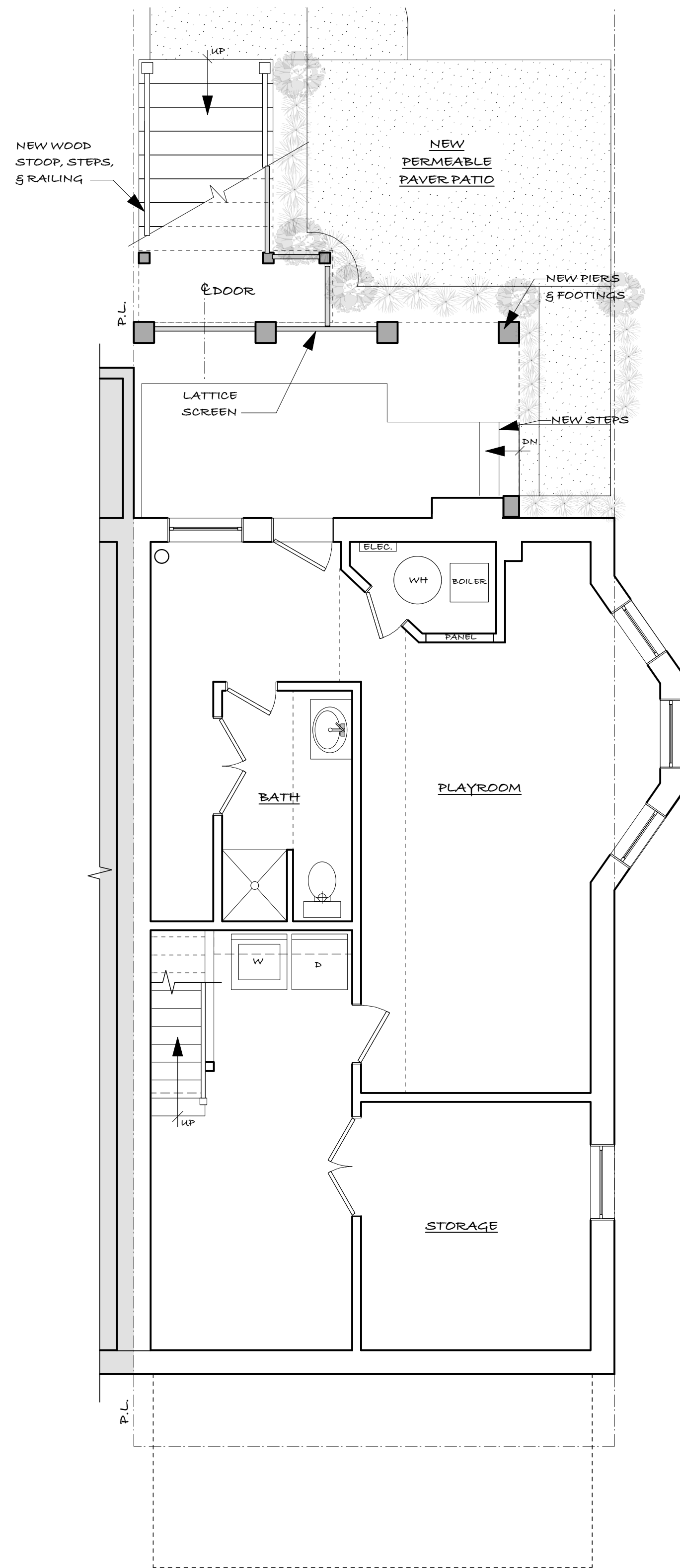
Min. Required Lot Width: 20.00 ft.
Existing Lot Width: 20.00 Feet

Max. Percentage of Lot Occupancy: 60% / 780 sq. ft.
Existing Lot Occupancy: 60.0% / 780 sq. ft.
Proposed Lot Occupancy: 70.0% / 910 sq. ft.
Requesting Special Exception per §223

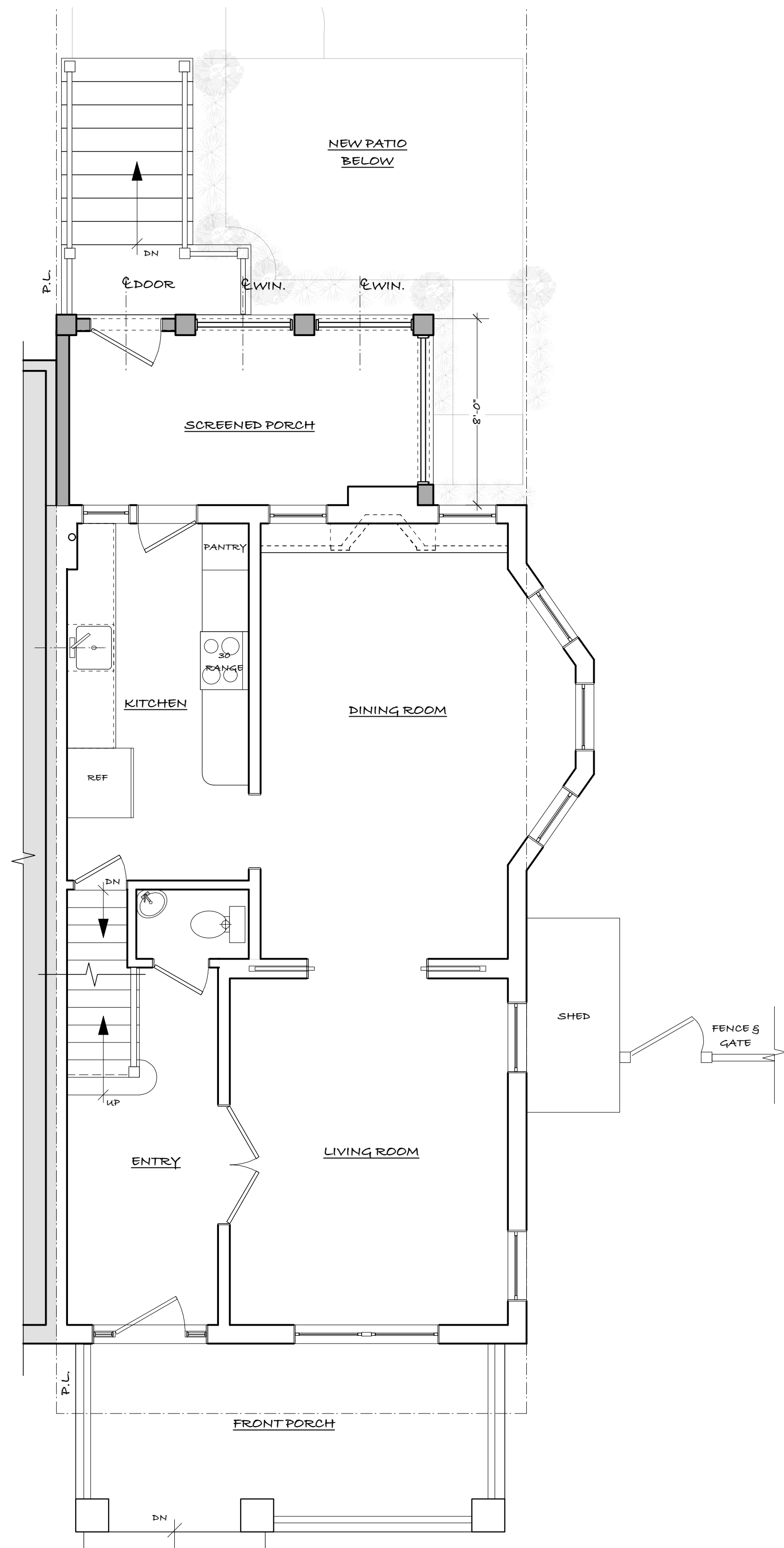
Min. Required Rear Yard: 20 ft.
Existing Rear Yard: 26 ft. +/-
Proposed Rear Yard at Addition: 18.00 ft.
Requesting Special Exception per §223

Pervious Surface Minimum Requirements: 20% / 260 sq. ft.
Proposed Pervious Surface Area: 30% / 390 sq. ft.**

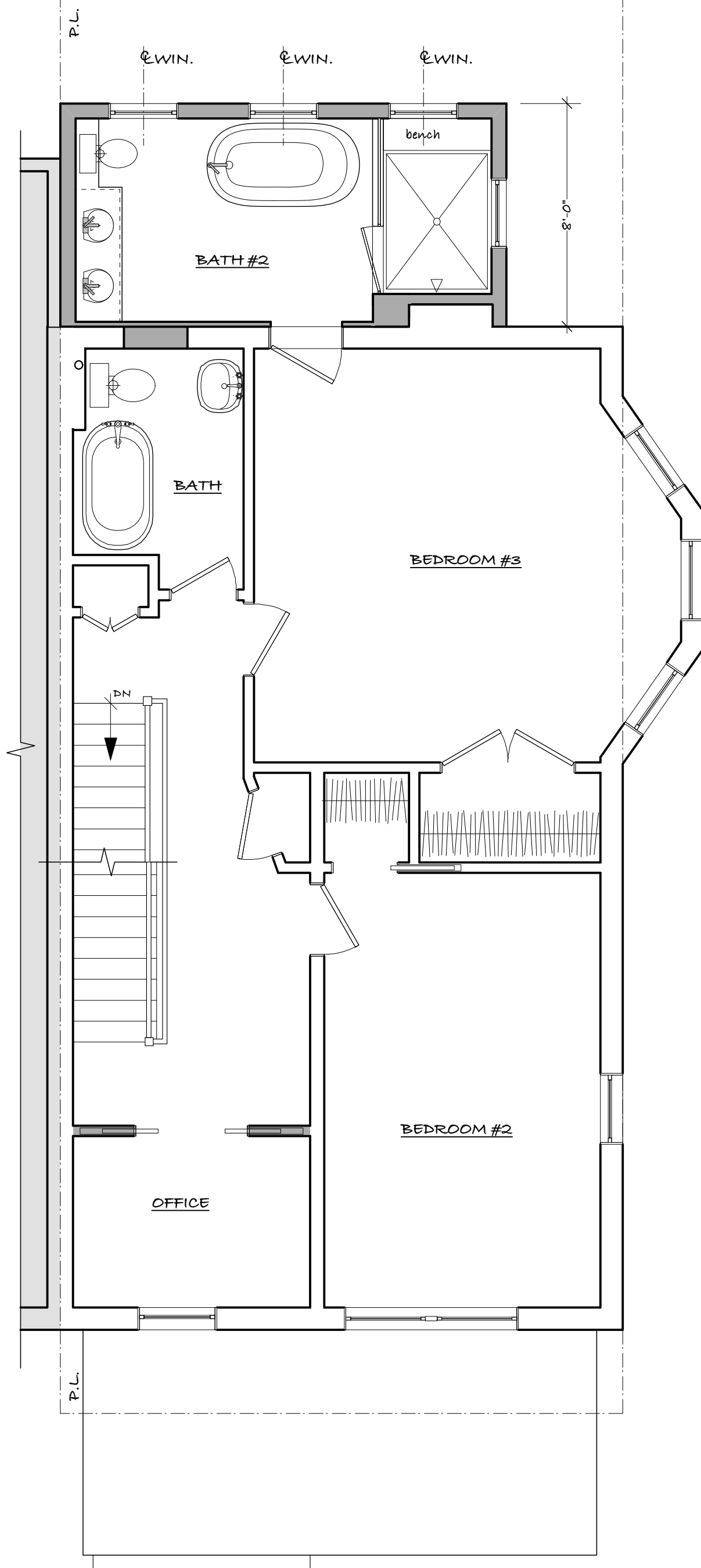
**Based on an increased lot occupancy of ten percent or more, per §412.1.



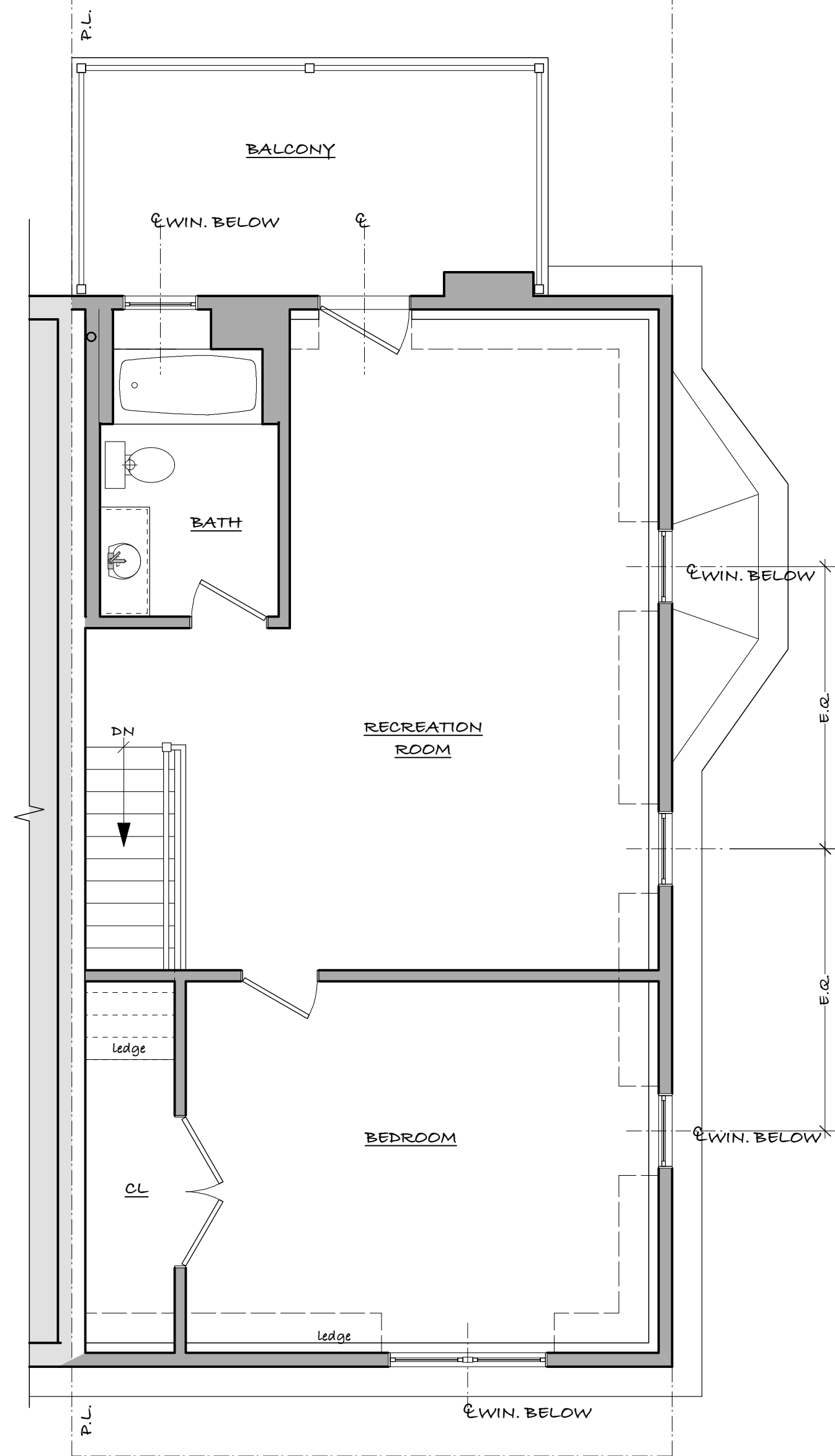
1 CELLAR FL PLAN
Scale: 1/4" = 1'-0"



2 FIRST FL PLAN
Scale: 1/4" = 1'-0"



1 SECOND FL PLAN
Scale: 1/4" = 1'-0"



2 ATTIC FL PLAN
Scale: 1/4" = 1'-0"

GALLAS RESIDENCE
ADDITION & RENOVATION

4430 9TH STREET, NW
WASHINGTON, DC 20011

PROPOSED PLANS
SECOND & ATTIC

SCALE: 1/4" = 1'-0"

AHMANN LLC
ARCHITECTURAL SERVICES
4408 BEECHWOOD ROAD UNIVERSITY PARK, MARYLAND 20782

PHONE 301 864 1334
FAX 301 864 6818

ISSUE DATE
31 JULY 2014

A-2

Ahmann LLC
© 2014



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 REAR ELEVATION
Scale: 1/4" = 1'-0"

PROPOSED ELEVATIONS
FRONT & REAR

GALLAS RESIDENCE
ADDITION & RENOVATION

4430 9TH STREET, NW
WASHINGTON, DC 20011

SCALE: 1/4" = 1'-0"

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1 SIDE ELEVATION
Scale: 1/4" = 1'-0"

GALLAS RESIDENCE
ADDITION & RENOVATION

4430 9TH STREET, NW
WASHINGTON, DC 20011

PROPOSED ELEVATIONS
RIGHT SIDE

SCALE: 1/4" = 1'-0"

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