RICHARD SUISMAN
1611 21ST ., N.W. D.C.

Dec 18,2002

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TO: BZA
RE: Bass –Application 16920

This letter is in response to an inquiry on how I prepared the calculations which determined the square footage of the residential properties in relationship to the commercial properties in the neighborhood.

1. I based the square footage on information obtained from the Metropolitan Regional Information Systems, Inc. (MRIS) It is a company and one must be a member to obtain the information via the internet. They obtain their information from the DC Office of Tax and Revenue's Real Property Tax Database. The same information is available from that office to the general public.

2. I am enclosing 3 pages from the Internet which explains more about MRIS and its sources of information.

3 I am also enclosing a Listing Summary from MRIS showing.as an example, the homes and buildings on 21st from Q St up to the South side of R St. The column entitled Total Building is the one I used in all cases but one. (See Cosmos Club below)

4. The Cosmos Club owns 3 abutting surface parking lots which at times create great vehicular activity. There are over 100 parking places requiring 2-3 full time valet parkers. I included the square footage of those lots (minus the alley way) as part of non-residential square footage.

5. I did not use the same available MRIS information on the north side of R St between Conn Ave and Florida Avenue as I initially wanted to show the commercial creep from Mass Ave. going North to R St. However, there were questions raised by the applicants as to why I stopped on the south side of R St. A similar approach would show there are now 9 properties , 4 of which are non-residential comprising over 50% of the square footage there. At one time all but two were residential properties. Just as Q St and its corners are the entryway to 21st up to R St, so the North of R St is the entryway to 21st up to Florida where it meets Conn. Ave.

6. I relied on the addresses of galleries in the area on material submitted by the applicants. I also walked each block checking the individual sites against the map supplied by the Office of Planning. It was during one of those walks that I realized that there was a third embassy in our neighborhood (Tchad on R St.)

BZA
Case No. 16920
Exhibit No. 75

Board of Zoning Adjustment
District of Columbia
CASE NO.16920
EXHIBIT NO.75

7. I am also attaching a map 11" by 17" which contains the same information as the large map used by the opponents during oral testimony.

I trust that the above information is responsive to the request of the BZA.

Respectfully

enclosures

Welcome Ingrid.
Mon, Dec 16, 2002

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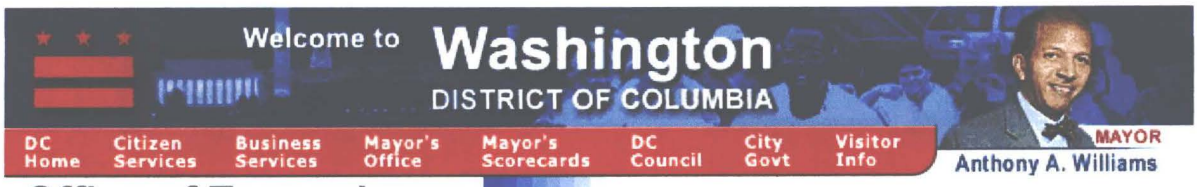
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Real Property Tax Database Search

Real property assessment information is available on this website for your convenience. If you need assistance, please contact the Customer Service Center at (202) 727-4TAX between the hours of 8:15 am - 4:30 pm, Monday through Friday. If you have any questions or comments please contact the DC Assessor.

The Office of Tax and Revenue's Real Property Tax Database provides on-line access to real property information that was formerly available only through manual searches and at various District of Columbia public libraries. You can now obtain property value, assessment roll, and other information for more than 160,000 parcels.

The District of Columbia Public Library has this database, and you may also conduct a manual search at the Office of Tax and Revenue - Customer Service Center, located at 941 North Capitol Street, NE, lobby level.

Select the following:

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Mortgage/Title Company Log-On: All real property billing information is now available to the public. Mortgage and title companies are no longer required to log in to view this information.

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* This document is presented in Portable Document Format (PDF). A PDF reader is required for viewing.

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Government of the District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, NW, Washington, DC 20004
Citywide Call Center: (202) 727-1000

Idress	Zoning	Own First Name	Own Last Name	Abse	Transfer Price	Transfer Date	Year Bu	# of BR	# of Baths	Lot SF	Total Buildin	BSMT TOT
00 -1612 21ST ST	SP1	PHILLIPS	COLLECTION	NO			1907	0	0	18494	24012	8454
01 21ST ST NW	DDR5			NO			1895	0	6	5450	11229	3037
11 21ST ST NW 1	DR5	CAROL	RIDKER	YES			0	1	1	198	473	
11 21ST ST NW 2	DR5	CAROL	RIDKER	YES			0	1	1	352	843	
11 21ST ST NW 3	DR5	RICHARD	SUSIMAN	NO	$600,000	08-JAN-1999	0	2	2.5	992	2373	
11 21ST ST NW 4	DR5	CAROL	RIDKER	YES			0	2	2	438	1046	
15 21ST ST NW	DR5	BENJAMIN F	STEARN	NO	$750,000	23-FEB-2001	1910	5	3	1047	3395	918
17 21ST ST NW	R5B	MARTIN	SEIDEN	YES			1890	5	2	1080	3772	977
18 21ST ST NW	R5B			YES	$1,463,966	26-FEB-2001	0	0	0	6125	12450	4747
19 21ST ST NW	R5B	MORTON J	SCHUSSHEIM	NO			1890	5	2	1080	3788	985
21 21ST ST NW	DDR5	LUCIANO J	DELVILLAR	NO	$579,000	03-AUG-1998	1918	0	2.5	1080	3756	952
22 -1624 21ST ST	DR5B			YES			1906	0	11.5	8219	21564	3730
28 21ST ST NW	R5B	ROBERT O	MULLER	NO	$1,300,000	29-APR-1996	1906	6	12	4632	13115	2623
40 21ST ST NW 1	R5B	MARK M	NELSON	YES	$210,000	27-JUL-1992	1900	2	1.5	485	1344	
40 21ST ST NW 2	R5B	EDWARD	GOTTFRIED	NO	$305,000	02-JUN-1992	1900	2	1.5	546	1344	
42 21ST ST NW 1	R5C	LINDA	FRAME	NO			1944	3	2.5	889	4236	
42 21ST ST NW 4	R5C	MICHAEL E	TACELOSKY	YES			0	0	0	54	0	
42 21ST ST NW 5	R5C	ROBERT	WINTER	NO	$950,000	19-AUG-2002	0	0	0	107	0	
42 21ST ST NW F	R5C	LINDA	FRAME	NO			0	0	0	54	0	
42 21ST ST NW F	R5C	STEPHEN A	SALTZBURG	YES			0	0	0	54	0	
42 21ST ST NW F	R5C	DORA	MARCUS	YES	$465,000	02-JUN-1992	0	0	0	54	0	
44 21ST ST NW E	R5C	LINDA	FRAME	YES			1944	1	1	189	900	
46 21ST ST NW 2	R5C	STEPHEN A	SALTZBURG	NO			1944	3	2	260	619	
48 21ST ST NW 2	R5C	STEPHEN A	SALTZBURG	YES			1944	1	1	945	2253	
01 21ST ST NW	R5B	HUDAI	YAVALAR	YES			1907	6	4.5	1224	5019	1236
03 21ST ST NW	R5B	MINH C	NGUYEN	YES	$290,000	24-JAN-1995	1951	4	4	960	3336	
05 21ST ST NW	R5B	VINCENT	HURTEAU	NO	$162,306	11-JAN-1999	1951	4	2	960	3374	800
06 21ST ST NW	DDR5	JUDITH	BRODY	NO			1921	0	3	1137	3642	0
07 21ST ST NW	R5B	HUDAI	YAVALAR	YES			1890	6	4	960	3946	536
08 21ST ST NW	R5B	MARY	HARDISON	NO			1906	3	3	1052	3328	866
09 21ST ST NW	R5B	EDWARD B	RIGGS	YES			1918	0	13	2296	9044	421
12 21ST ST NW	R5B	ELIA I	FUENTES	NO			1925	4	2.5	2592	4317	396
16 21ST ST NW	R5B			NO	$585,000	21-SEP-1994	1915	4	3	1482	4524	1000
17 21ST ST NW	DR5B	DANIEL H	SQUIRE	NO			0	0	0	2123	0	

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Information is believed to be accurate, but



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