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September 12, 2006

BY HAND-DELIVERY

Mr. Geoffrey H. Griffis
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200
Washington, D.C. 20001

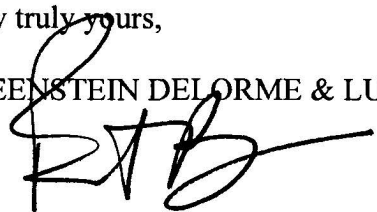
Re: BZA Application No. 17309

Dear Mr. Griffis:

As requested at the conclusion of the July 18, 2006 hearing in this case, I am submitting the detailed documentation of the existing lot sizes and density in the area and comparison with the Applicant's proposed development.

Very truly yours,

GREENSTEIN DeLORME & LUCHS, P.C.,



John Patrick Brown Jr.

Enclosure
JPB:prm

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17309

EXHIBIT NO. 159

Board of Zoning Adjustment
District of Columbia
CASE NO. 17309
EXHIBIT NO. 159

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Mr. Geoffrey H. Griffis

September 12, 2006

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cc: Advisory Neighborhood Commission 3D (electronically)
George R. Keys, Jr., Esquire (electronically)
Maxine Brown-Roberts, Office of Planning (electronically)
Mark Brodsky, Esquire (by fax)

<u>Owner</u>	<u>Size of property</u> <u>(sq ft)</u>	<u>Dwelling</u> <u>Size (sq ft)</u>	<u>Density</u>
CHRISTOPHER BUTLER	96,546	600	0.62%
BERNARD S. & S.M. GEWIRZ	28,748	3,951	13.74%
RALEIGH & DOROTHY DANIEL	41,632	4,084	9.81%
HELEN & DANIEL CUSHING	18,437	2,753	14.93%
W.M. BARNARD	17,851	2,000	11.20%
ANDREA MITCHELL	19,332	2,450	12.67%
DAVID F. WEBB	12,938	3,388	26.19%
LUTHER J. CARTER	14,224	3,844	27.02%
CLAIRE LUCAS	14,270	3,527	24.72%
NABIL J. & M.B. ASTERBADI	9,576	3,137	32.76%
KIMBERLEY CUBINE	6,045	2,756	45.59%
TODD C. MACKAY	6,045	1,776	29.38%
LEONARD & JOY BAXT	21,937	3,174	14.47%
ROUDI DJABBARZADEH	36,793	9,011	24.49%
LANIUS & SUSSMAN	45,172	3,633	8.04%
ARTHUR R. WATSON	20,846	2,747	13.18%
RICHARD & LOIS H. ENGLAND	18,838	2,986	15.85%
JOHN & JANE HECHINGER	54,335	4,356	8.02%
ELIZA K. KLOSE	24,798	1,981	7.99%
STEPHEN B. GOLSTEIN	30,528	3,200	10.48%
JOHN O. BOOCHEVER	10,000	3,220	32.20%
VIRGINIA PAPE	10,650	5,117	48.05%
ROBERT KNIBB	9,904	5,610	56.64%
BELGHEIS NASSERI	10,823	4,576	42.28%
LEONARD C. MEEKER	23,605	3,235	13.70%
LAUREN A. KINGSMORE	13,236	5,244	39.62%
PEGGY COOPER CAFRITZ	58,336	8,500	14.57%
STEFAN C. NICHOLAS	13,015	3,307	25.41%
BRIAN LOGAN	15,648	10,000	63.91%
VERONIQUE LAGRANGE	15,142	2,673	17.65%
JOHN FLOCKS	15,764	6,000	38.06%
HENRY P. SAILER	11,889	3,629	30.52%
BRUCE A. STEINWALD	20,856	2,782	13.34%
STEVEN S. WOLF	12,815	3,024	23.60%
PAUL MACRIDES	13,230	3,500	26.46%
CARLA A. HILLS	28,100	7,891	28.08%
PETER V. DANIEL ET AL	20,880	0	0.00%

Average Property Size	22,778
Average Dwelling Size	3,883
Density	23.39%

<u>Bender Properties</u>		<u>Bender Lot Averages</u>	
Bender Total Lot Sizes	128,902	Average Lot Size	9,938
Bender Total Dwelling Sizes	109,209	Average Dwelling Size	7,731
Density	84.72%	Average Density Per Lot	77.97%