

Montgomery Hills Commercial corridor Existing FAR/Density

Property Owner	Address	Land use	Zoned FAR	Percent of FAR Utilized
Iglesia Del Dio Vivo Columna	9300 Georgia Avenue	Office	3.0	0.37
Dale Associates	9326-9330 Georgia Avenue	Retail	1.5	0.34
Southside Oil, LLC	9336 Georgia Avenue	Retail	2.25	0.05
Joko Properties	Georgia Avenue	Parking	R-60	0.00
9301 Georgia Ave LLC	9301 Georgia Ave	Office	1.5	0.81
John Tak & Ethel H	9309 Georgia Ave	Retail	1.5	0.55
Milan Development, LLC	9315 Georgia Ave	Retail	1.5	0.35
Reward Hopr Properties, LLC	9321 Georgia Ave	Retail	1.5	0.69
Katherine Deoudes	9327 Georgia Ave	Retail	1.5	0.45
Katherine Deoudes	9329 Georgia Ave	Retail	1.5	0.46
Southside Oil, LLC	9331 Georgia Ave	Retail	1.5	0.06
Samuel Striner, Trustee	1901 Seminary Road	Retail	2.25	0.26
Samuel Striner, Trustee	9408 Georgia Ave	Retail	2.25	0.23
Samuel Striner, Trustee	9420 Georgia Ave	Retail	2.25	0.23
Degeng Zheng	1905 Seminary Road	Retail	2.25	0.37
Degeng Zheng	1905 Seminary Road	Retail	2.25	0.48
Mastrangelo	1909 Seminary Road	Retail	2.25	0.35
Kay Junghans	1910 Seminary Road	Retail	2.25	0.00
John Roeder	1915 Seminary Road	Retail	2.25	0.33
Chao Zheng	1919 Seminary Road	Retail	2.25	0.41
Lecent Wilson	1921 Seminary Road	Retail	2.25	0.18
Synders Grocery	1939 Seminary Road	Retail	0.75	0.52
Mont. Co	9401 Georgia Ave	Parking	1.5	0.00
Mont. Co	9417 Georgia Ave	Parking	1.5	0.00
Ramon Garcia	9421 Georgia Ave	Retail	1.5	1.04
9425 Georgia Ave, Limited Ptnshp	9423 Georgia Ave	Retail	1.5	0.45
Man Cheung	9427 Georgia Ave	Retail	1.5	1.17
9433 LLC	9431 Georgia Ave	Retail	1.5	1.34
9439 LLC	9439 Georgia Ave	Retail	1.5	1.68
9441 LLC	9441 Georgia Ave	Retail	1.5	0.67
SLR Holdings LLC	9443 Georgia Ave	Retail	1.5	0.47
Kline Bradford, Trustee	9475 Georgia Ave	Parking	1.5	0.00
Kline Bradford, Trustee	9475 Georgia Ave	Retail	1.5	0.13
SEMINARY CENTER LTD PTNSHP	9440 Georgia Ave	Retail	1.5	0.21
SEMINARY CENTER LTD PTNSHP	9520 Georgia Ave	Retail	1.5	0.21
MONTGOMERY HILLS CAR WASH LLC	9500 Georgia Ave	Retail	2.25	0.26
POTOMAC ENERGY HOLDINGS LLC	9510 Georgia Ave	Retail	2.25	0.04
Georgia Ave. LLC	9501 Georgia Ave	Retail	1.5	0.09
Muhsen Haddad	9513 Georgia Ave	Retail	1.5	0.91
Muhsen Haddad	9517 Georgia Ave	Retail	1.5	1.43

Average FAR Utilized in Montgomery Hills:

0.44