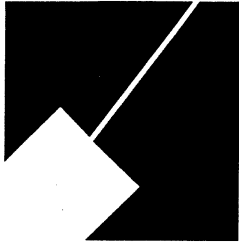


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB
Item # 4
10/19/06



MEMORANDUM

DATE: September 25, 2006

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Development Review Division

FROM: Catherine Conlon, Supervisor (301-495-4542)
Development Review Division *CC*

REVIEW TYPE: Preliminary Plan of Subdivision, Resubdivision of existing Part of Lot 150, Section 2, Manor Park

APPLYING FOR: 2 One-family Detached Residential Lots

PROJECT NAME: Manor Park
CASE #: 120060650
REVIEW BASIS: Chapter 50, including Sec. 50-29 (b)(2), Montgomery County Subdivision Regulations

ZONE: R-200
LOCATION: In the northwest quadrant of the intersection of Carrolton Road and Old Georgia Avenue
MASTER PLAN: Aspen Hill

APPLICANT: Robert A. Hegel
ENGINEER: Macris, Hendricks & Glascock, P.A.

FILING DATE: December 22, 2005
HEARING DATE: October 19, 2006

RECOMMENDATION: Denial

SITE DESCRIPTION

The Subject Property consists of 0.95 acres (41,190 square feet) of land within the Aspen Hill Master Plan area. The property is zoned R-200 and is located in the northwest quadrant of the intersection of Carrolton Road and Old Georgia Avenue (Attachment A). The land is comprised of one existing part of a lot, which was originally recorded in 1926 and subsequently changed by deed. The property contains an existing residential dwelling which is accessed by private driveway from Carrolton Road. The dwelling, as it exists, is located within the 30-foot rear yard setback required in the R-200 zone. Surrounding land use is residential in the same zone.

The property lies within the Rock Creek Watershed which is classified as Use I-P. There are no streams, wetlands, floodplains, or environmental buffers on the property. There is a small stand of trees located along the eastern property boundary and several individual existing yard trees. Many of these trees are greater than 24 inches in diameter measured at 4.5 feet above the ground, indicating that they are mature trees, most of which are in good condition.

PROJECT DESCRIPTION

This is an application to resubdivide the 0.95 acre Subject Property into two residential lots which would be 20,369 square feet (Lot 202) and a 20,650 square feet (Lot 203) in size. The proposal includes modification and retention of the existing dwelling and construction of a new one-family detached dwelling (Attachment B). The two dwellings would have separate driveway access from Carrolton Road and be served by public water and sewer.

The modification to the existing dwelling involves removing the portion of the building that would be within the side yard setback of the new lot being proposed by this resubdivision. Since the rear lot line is not being changed as a part of the proposed resubdivision, the applicant is not proposing to remove the portion of the structure lying within the rear yard setback. However, if the resubdivision is approved, MCDPS may determine that removal of the entire structure is necessary since "grandfathering" for an existing structure on a lot recorded prior to June 1, 1958 applies only if the lot on which it is located remains in its pre-1958 recorded condition. After a resubdivision, MCDPS may determine that any renovation to the existing structure requires the entire structure to be in conformance with the development standards of the current R-200 zone.

ANALYSIS AND FINDINGS

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. Access and public facilities will be adequate to support the proposed lots and uses, and the lots meet the dimensional requirements for area, frontage,

width and setbacks in the R-200 zone. However, as discussed below, the application does not meet the requirements for resubdivision as specified in Section 50-29(b)(2).

Conformance with Section 50-29(b)(2)

A. Statutory Review Criteria

In order to approve an application for resubdivision, the Planning Board must find that each of the proposed lots are in character for the neighborhood with respect to all seven of the resubdivision criteria, set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

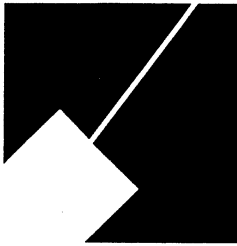
Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.

B. Neighborhood Delineation

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate block, neighborhood or subdivision for evaluating the application. In this instance, the neighborhood selected by the applicant for analysis purposes consists of 33 lots, excluding the subject property (Attachment C). The neighborhood includes all lots that abut or confront the proposed lots, as well as the remaining lots in the same block. The applicant's neighborhood also contains seven additional lots in confronting blocks. Staff has utilized a different neighborhood in analyzing this application for resubdivision. In staff's opinion, the applicant's proposed neighborhood is difficult to justify. Several lots in the applicant's selected neighborhood are not appropriate for inclusion, and certain omitted lots should be included.

The proposed lots are located at the corner of Carrolton Road and Old Georgia Avenue. The primary vehicular access route to the property is via Old Georgia Avenue from Georgia Avenue (MD 97), or via Manor Park Drive, Faraday Drive and Carrolton Road. Although the lots fronting on Montpelier Road are in the same block as the proposed lots, they bear little or no meaningful relationship to the subject property; significantly, they do not abut the subject property, nor are they located on a direct pedestrian or vehicular access route to the subject property. In staff's view, those lots to the north of the Subject Property which front on Montpelier Road and Beverly Road constitute a separate and distinct neighborhood, in large part because they have only one access point at Beverly Road and Carrolton Road, which serves to separate them from the larger neighborhood in the northwest quadrant of Bel Pre Road and Georgia Avenue (MD 97). The neighborhood selected by staff for analysis purposes (Attachment D) consists of 26 lots ("Neighborhood"). The Neighborhood includes all of the lots in the applicant's delineated neighborhood, except those which have frontage on Montpelier Road, plus three lots which share frontage with the subject property on Carrolton Road between Beverly Road and Old Georgia Avenue. In staff's opinion, this delineation of the Neighborhood

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The property lies within the Rock Creek Watershed which is classified as Use I-P. There are no streams, wetlands, floodplains, or environmental buffers on the property. There is a small stand of trees located along the eastern property boundary and several individual existing yard trees. Many of these trees are greater than 24 inches in diameter measured at 4.5 feet above the ground, indicating that they are mature trees, most of which are in good condition.

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width and setbacks in the R-200 zone. However, as discussed below, the application does not meet the requirements for resubdivision as specified in Section 50-29(b)(2).

Conformance with Section 50-29(b)(2)

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In order to approve an application for resubdivision, the Planning Board must find that each of the proposed lots are in character for the neighborhood with respect to all seven of the resubdivision criteria, set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

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provides a logical basis for comparison of the character of the proposed lots to those existing lots that will be reasonably impacted by the proposed resubdivision, while omitting lots that have little or no rational relationship to the subject property. Tabular summaries of the applicant's and staff's delineated neighborhoods based on the resubdivision criteria are included in Attachments E and F, respectively.

C. Analysis

Comparison of the Character of Proposed Lots to Existing

In performing the analysis, the above-noted resubdivision criteria were applied to the Neighborhood. The proposed lots are at the bottom of the range of lots in the neighborhood for buildable area and overall size. For these reasons, the proposed lots are not of the same character as other lots within the existing Neighborhood, and do not comply with the resubdivision criteria of Section 50-2(b)(2). As set forth below, the attached tabular summary and graphical documentation support this conclusion:

Frontage: The existing lots in the Neighborhood range in frontage from 98 feet to 219 feet. Proposed Lot 202 has a lot frontage of 184 feet, and proposed Lot 203 has frontages of 142 feet and 238 feet along Carrolton Road and Old Georgia Avenue, respectively. The actual front of the house on proposed Lot 203 would be on Carrolton Road. The proposed lot frontages lie above the median of the Neighborhood range and correspond well with other lots. **The proposed lots would be of the same character as existing lots in the Neighborhood with respect to lot frontage.**

Alignment: There are 5 perpendicular, 7 radial, 6 corner, and 8 angular lots in the Neighborhood. Proposed Lot 202 has an angular alignment and proposed Lot 203 is a corner lot. Viewed in isolation, the proposed lot alignment is not statistically unusual, however; in aggregate with lot shape, proposed Lot 202 is rendered out of character with the existing lots based on its depth to width ratio.

Size: The existing 26 lots in the Neighborhood range in size from 16,362 square feet to 46,252 square feet. Six of these are less than 21,000 square feet in size, and the two smallest, at 16,362 and 18,055 square feet, respectively, are less than the minimum size required by the R-200 zone (20,000 square feet). Proposed Lots 202 and 203 would be 20,369 square feet and 20,650 square feet, respectively. Proposed lot 202 would be the fourth smallest lot in the Neighborhood and the second smallest if lots that don't meet the minimum requirements of the current zoning are excluded. **Proposed Lot 202 is not in character with the size of the lots in the delineated Neighborhood.**

Shape: Proposed Lots 202 and 203 will be irregular in shape. The neighborhood consists of 10 rectangular shaped lots and 16 irregular shaped lots. As previously noted, the proposed lot shape is not statistically unusual, however; in aggregate with lot alignment, proposed Lot 202 is rendered out of character with existing lots in the Neighborhood.

Width: The existing lots range in width at the building line from 100 feet to 201 feet. Proposed Lot 202 would have a lot width of 160 feet and Lot 203 would have a lot width of 141 feet. **The proposed lots would be in character with existing lots in the Neighborhood with respect to width.**

Area: The buildable areas of lots in the Neighborhood range from 4,238 square feet to 28,115 square feet. Proposed Lots 202 and 203 will have buildable areas of 6,404 square feet and 5,172 square feet, respectively. The proposed buildable areas would be the second and third smallest in the 26 lot neighborhood. The only lot with a smaller area is a corner lot located at the opposite end of the block. Smaller buildable areas are not uncharacteristic for corner lots which have to meet two front yard setbacks, however, five out of six of the existing corner lots in the neighborhood have a buildable area at least 2,000 square feet larger than proposed corner Lot 203. Proposed Lot 202, which is not a corner, would have a smaller area than all lots in the Neighborhood except the one existing corner and proposed Lot 203. **Both proposed lots would not be of the same character as other lots in the Neighborhood with respect to buildable area.**

Suitability for Residential Use: The existing and the proposed lots are zoned residential and the land is suitable for residential use.

Master Plan Compliance

The Aspen Hill Master Plan does not specifically identify the subject property for discussion but does give general guidance and recommendations regarding zoning and land use. The plan recommends that this area maintain the existing zoning as adopted and maintain the residential land use consisting of one-family detached homes. The proposed resubdivision complies with the recommendations adopted in the Master Plan in that it is a request for residential development consistent with the Zoning Ordinance development standards for the R-200 zone.

Transportation

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review. The proposed right-of-way dedication for corner truncation and access via private driveways has been determined to be adequate to serve the proposed lots. Per Section 49-35(e) of the Montgomery County Code, the applicant is required to construct a 4-foot sidewalk along the Carrolton Road property frontage. With the required public improvements, proposed vehicle and pedestrian access for the subdivision will be safe and adequate.

By letter dated December 22, 2005 (Attachment G), the applicant is requesting a waiver of the construction of sidewalks for this subdivision based upon their being out of character for the existing neighborhood since no sidewalks currently exist. The applicant cites to Sections 50-24(a) and (b) of the Subdivision Regulations in support of their request, however, these sections actually require the construction of sidewalks by the developer, under the specifications of the road construction code, and do not include provisions under which the Planning Board may

waive such requirements. The request would have to be either granted by Montgomery County Department of Permitting Services (DPS) per their authority under the road construction code, or by the Planning Board under the general waiver provisions of Section 50-38 of the Subdivision Regulations. The applicant has not provided a basis for the necessary finding per Section 50-38, that practical difficulties or unusual circumstances exist that prevent full compliance with the requirements. The lack of sidewalks in the existing neighborhood is not an acceptable basis for this finding.

Environment

There are no streams, wetlands, floodplains, or environmental buffers on the property. The MCDPS Stormwater Management Section approved the stormwater management concept for the project on February 1, 2006 which includes onsite water quality control with dry wells and recharge via non-structural methods. The proposed application meets all applicable requirements for protection of environmentally sensitive areas.

Forest Conservation

The property is exempt from county forest conservation requirements under the small property exemption category, but a tree save plan is required since the proposal would involve clearing two of three existing specimen trees. The specimens and other large trees are located on the eastern portion of the site where the proposed second lot and new house would be located. Removal of the specimen trees would be unavoidable if a second lot is approved. Existing trees in the road right-of-way would also be impacted if a sidewalk is constructed along the property frontage.

The plan includes protection of two large oak trees (26" and 29" in diameter), and one ash on proposed Lot 202 with the existing house. The oaks are described in good or fair/good condition, and the ash is poor/fair condition. If the resubdivision is approved, the ash should be re-evaluated by a certified arborist as part of a final tree save plan to determine if it should be saved, or removed and replaced. If these trees are retained and protected within a Category II conservation easement on Lot 202, a finding can be made that loss of the two specimen trees has been acceptably mitigated.

Traffic Noise Impacts

A traffic noise report submitted by the applicant indicates that the projected traffic noise level for the year 2030 at the proposed house location will be acceptable for a residential use along this part of Georgia Avenue (MD 97).

Citizen Correspondence and Issues

This application predated specific requirements for meetings between the applicant and interested parties, however, written notice of the application and public hearing date was given to adjacent and confronting property owners, and local civic and homeowners associations. No citizen correspondence was received as of the date of this report.

CONCLUSION

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply. They are street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. As set forth above, the proposed lots would not be of the same character as the existing lots in the Neighborhood since their buildable areas are smaller than all but one other lot, and their respective sizes are at the bottom of the range for lot size. In addition, the combined shape and alignment of one of the proposed lots renders it out of character due to its shallow depth to width ratio when compared to other lots in the Neighborhood. Therefore, the proposed lots do not comply with Section 50-29(b)(2) of the Subdivision Regulations and denial of the application is recommended.

Attachments

- Attachment A – Vicinity Development Map
- Attachment B – Proposed Development Plan
- Attachment C – Applicant’s Neighborhood Delineation Map
- Attachment D – Staff’s Revised Neighborhood Delineation Map
- Attachment E – Tabular Summary of Applicant Neighborhood
- Attachment F – Tabular Summary of Staff’s Neighborhood
- Attachment G – Sidewalk Waiver Request

Plan Name: Manor Park				
Plan Number: 120060650				
Zoning: R-200				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: Single Family detached				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	20,000 sq. ft. ¹	20,369 sq. ft. and 20,650 sq. ft.		9/25/06
Lot Width	100 ft.	Meets minimum		9/25/06
Lot Frontage	25 ft.	Meets minimum		9/25/06
Setbacks				
Front	40 ft. Min. ²	Must meet minimum ³		9/25/06
Side	12ft. Min./ 25 ft. total	Must meet minimum ³		9/25/06
Rear	30 ft. Min.	Must meet minimum ³ (unless MCDPS determines that existing structure may be renovated without adhering to the minimum)		9/25/06
Height	35 ft. Max.	May not exceed maximum		9/25/06
Max Resid'l d.u. per Zoning	2 dwelling units	2 dwelling units		
MPDUs	N/A			
TDRs	N/A			
Site Plan Req'd?	No			
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street	Yes			9/25/06
Road dedication and frontage improvements	Yes		Agency letter	4/6/06
Environmental Guidelines	N/A		Staff memo	9/26/06
Forest Conservation	Exempt		Staff memo	9/26/06
Master Plan Compliance	Yes			9/25/06
Other				
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management	Yes		Agency letter	2/1/06
Water and Sewer (WSSC)	Yes		Agency Comments	2/6/06
Well and Septic	N/A			
Local Area Traffic Review	N/A			
Fire and Rescue	Yes		Agency comments	2/6/06

¹ Several lots in the neighborhood were platted under previous zoning and are smaller than 20,000 s.f. in size.

² Must meet Established Building Restriction Line.

³ As determined by MCDPS at the time of building permit.

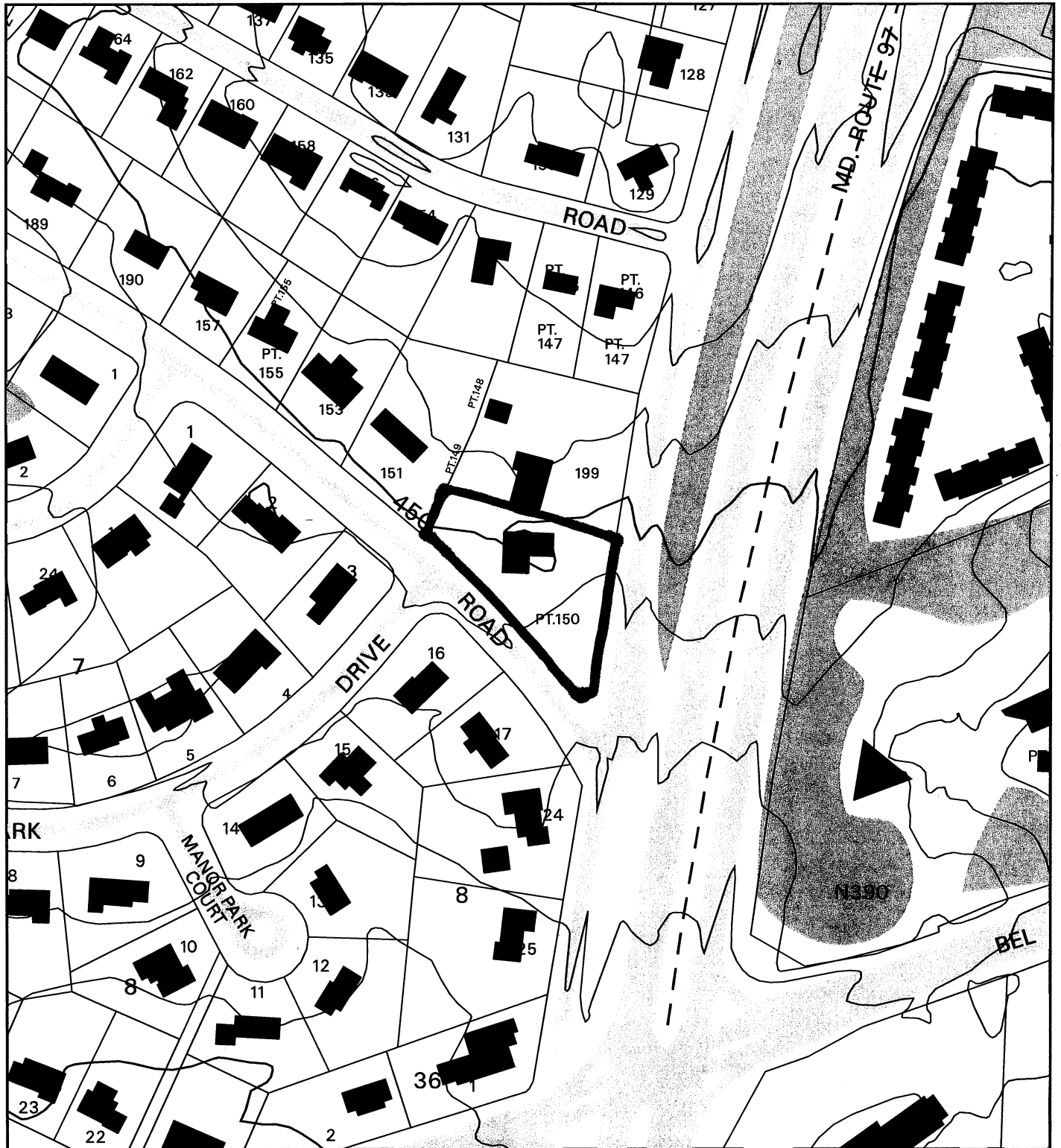
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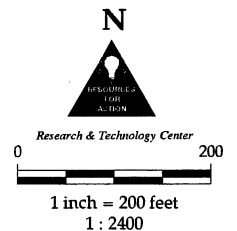
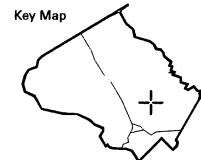
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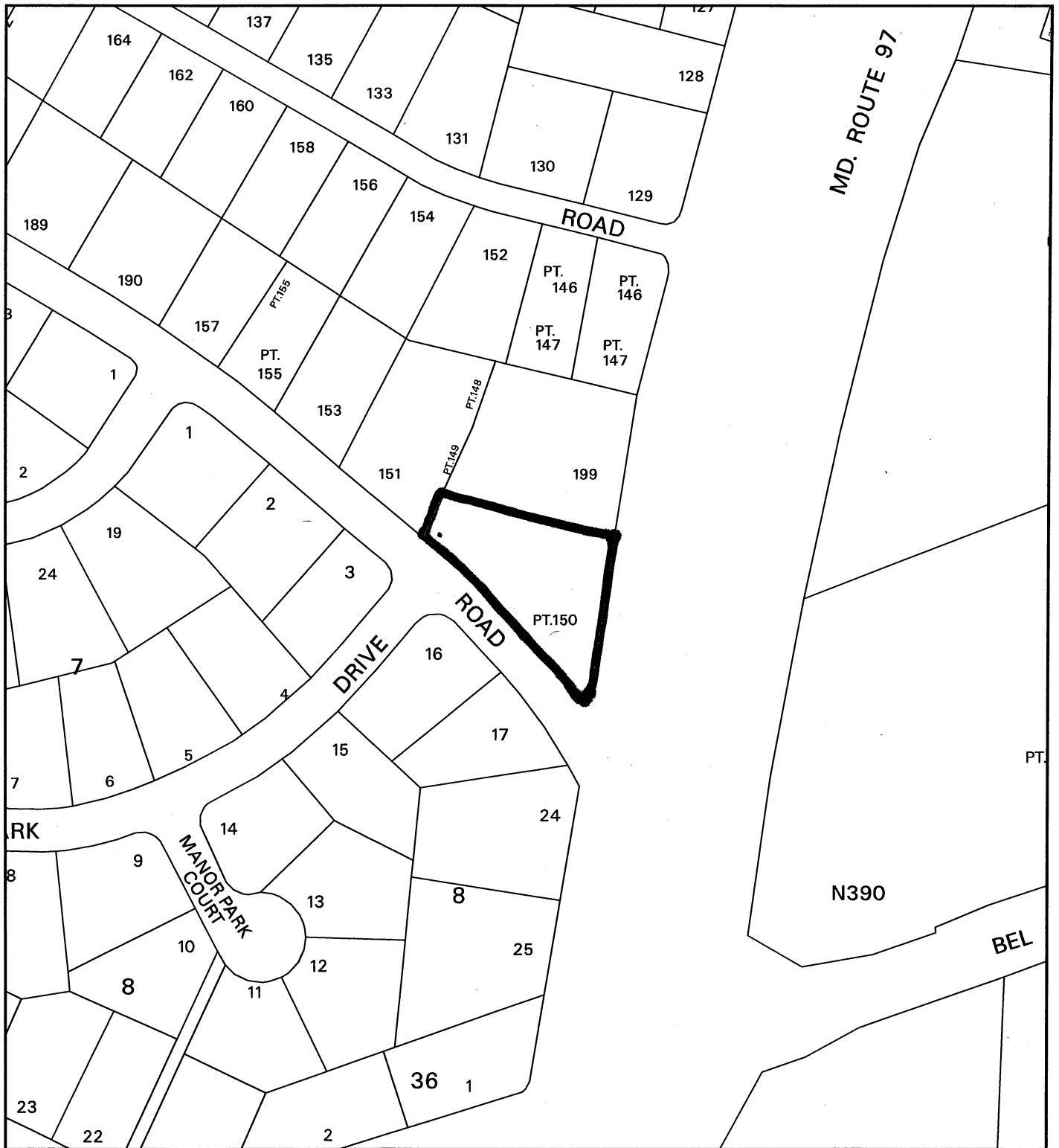
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MANOR PARK (120060650)



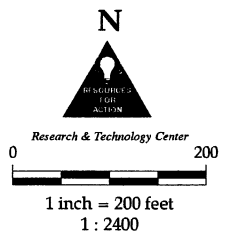
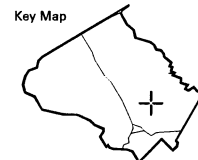
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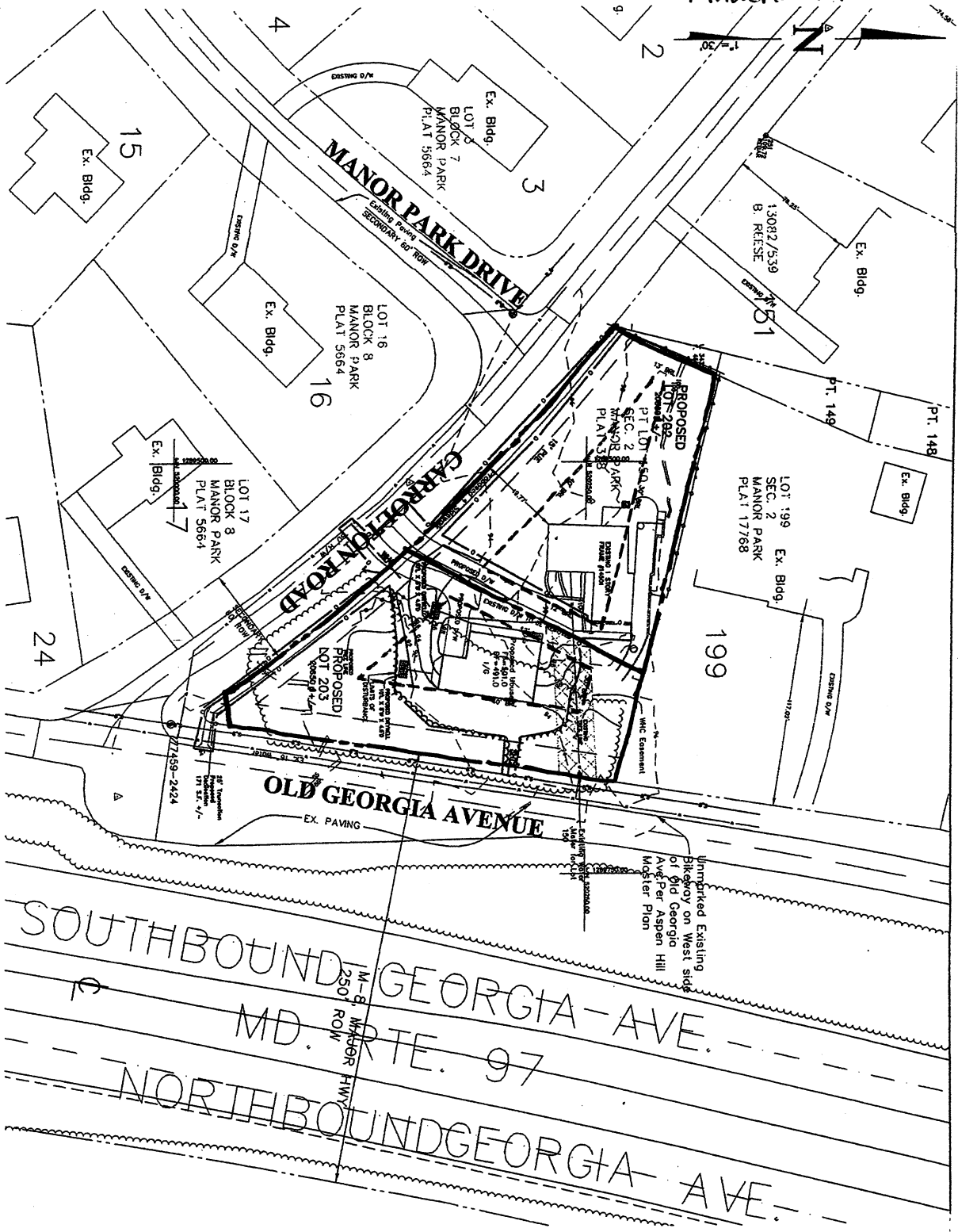
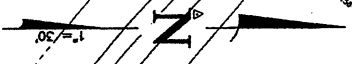
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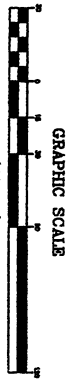
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INVENTOR'S CERTIFICATE
 I hereby certify that the inventor herein is the inventor of the above described invention and that he is the owner thereof and that he has not previously been granted a patent therefor in any country and that he has not previously been granted a patent therefor in any country and that he has not previously been granted a patent therefor in any country.
 Date: 7/22/06
 Signature: [Signature]
 Notary Public for the State of Maryland
 My Commission Expires on 07/27/07



GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

NOTES

1. The property is shown as being subdivided into three lots.
2. The proposed subdivision is shown as being in accordance with the provisions of the Subdivision Act of 1988, as amended.
3. The proposed subdivision is shown as being in accordance with the provisions of the Subdivision Act of 1988, as amended.
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5. The proposed subdivision is shown as being in accordance with the provisions of the Subdivision Act of 1988, as amended.
6. The proposed subdivision is shown as being in accordance with the provisions of the Subdivision Act of 1988, as amended.
7. The proposed subdivision is shown as being in accordance with the provisions of the Subdivision Act of 1988, as amended.
8. The proposed subdivision is shown as being in accordance with the provisions of the Subdivision Act of 1988, as amended.
9. The proposed subdivision is shown as being in accordance with the provisions of the Subdivision Act of 1988, as amended.
10. The proposed subdivision is shown as being in accordance with the provisions of the Subdivision Act of 1988, as amended.
11. The proposed subdivision is shown as being in accordance with the provisions of the Subdivision Act of 1988, as amended.
12. The proposed subdivision is shown as being in accordance with the provisions of the Subdivision Act of 1988, as amended.



VICINITY
 SCALE 1"

NO.	DATE	DESCRIPTION	BY
1	7/19/06	Revised per MDCPC comments	FSJ

OWNER / APPLICANT:
 Mr. Robert A. Hegel
 14501 Carleton Rd
 Rockville, MD 20855
 PHONE: (301) 519-7760

TAK MAP 10834S

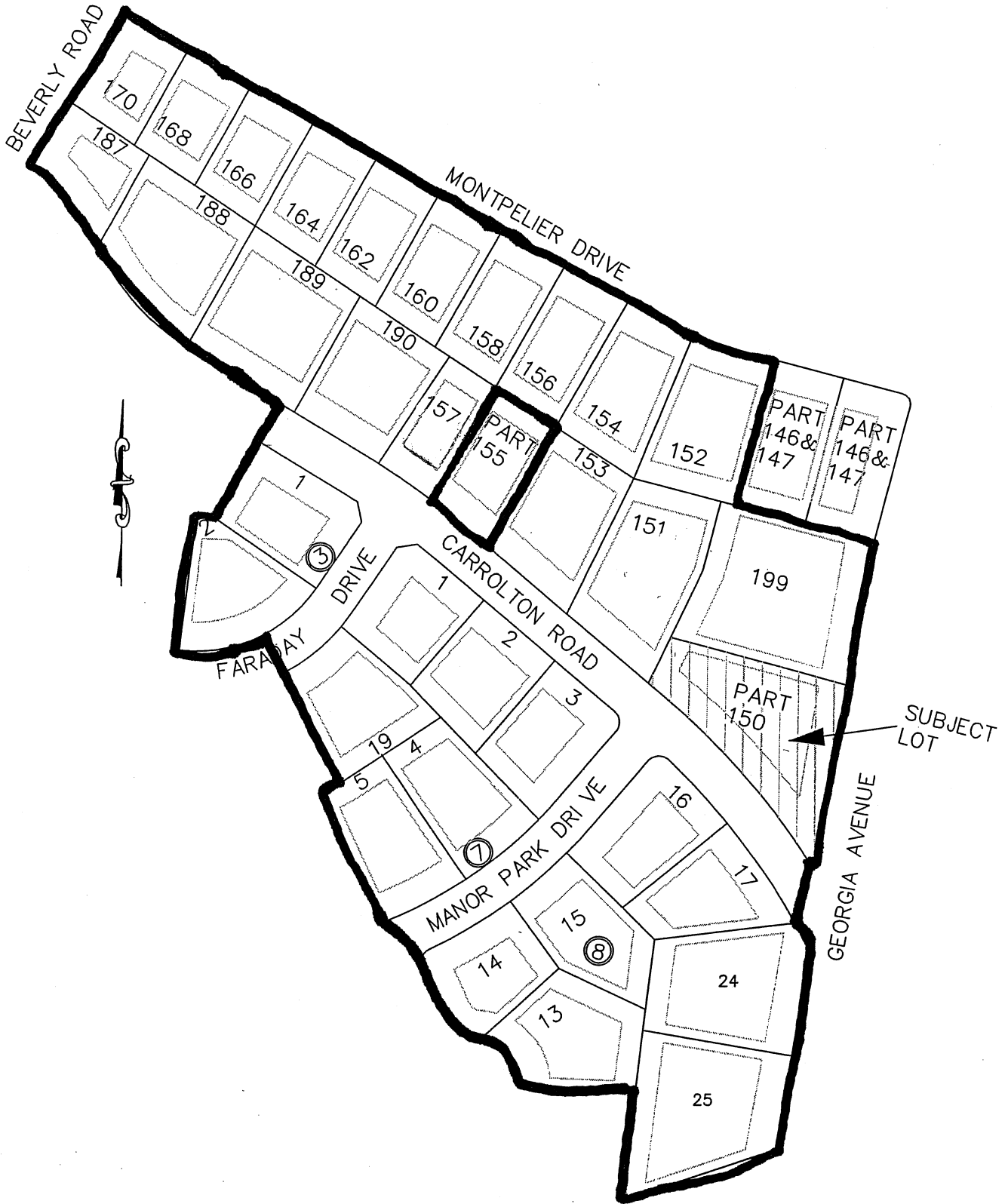
PRELIMINARY PLAN OF SUBDIVISION
 RESUBDIVISION OF PT LOT 150, SE
MANOR PARK
 P.B. 4 PLAT 528 (L. 15247 F.
 13TH ELECTION DISTRICT - MONTGOMERY COUNTY

REQUESTED ZONING:
 R-200, Residential, one- to two-family dwellings.
 Developmental Standards: R-200, Residential, one- to two-family dwellings.
 Lot Area (50'-0" x 120'-0") 6000 sq. ft.
 Street (50'-0" x 20'-0") 1000 sq. ft.
 Total Requirements (50'-0" x 120'-0") 7000 sq. ft.
 - Side 12 ft. min.
 - Rear 20 ft. min.
 Lot Width of Building Line 25 ft. min.
 Lot Width of Street (50'-0" x 120'-0") 25 ft. min.
 Lot Coverage (50'-0" x 120'-0") 25% max.

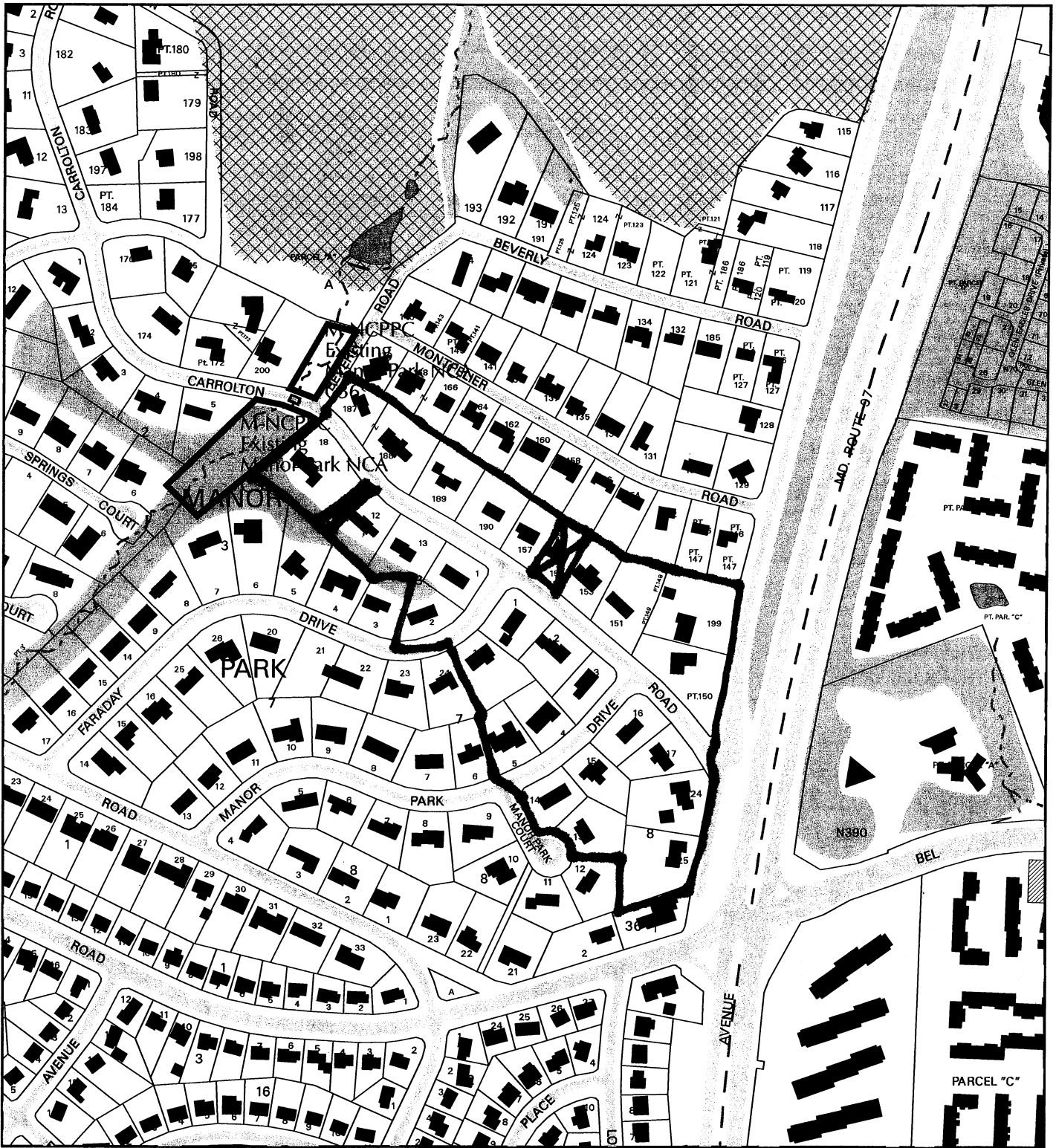
Area: Tabulation
 Gross Total Area (GTA) 41,000 sq. ft.
 Deduction to Public Use 11,111 sq. ft.
 Net Total Area (NTA) 29,889 sq. ft.
 * One property is not subject to an established building line per 21

MHG
 Mactris, Hendricks & Glascock, P.A.
 Landscape Architects & Surveyors
 3015 Montgomery Avenue, Suite 100
 Rockville, MD 20855
 Phone: 301.971.2704
 Fax: 301.971.0000
 www.mhgpa.com

MANOR PARK RESUBDIVISION
APPLICANT NEIGHBORHOOD DELINEATION
SCALE 1"=200' OCTOBER, 2004



MANOR PARK (120060650) REVISED NEIGHBORHOOD



Map compiled on September 29, 2006 at 1:28 PM | Site located on base sheet no - 219NW04

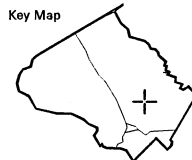
NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



N



Research & Technology Center



1 inch = 400 feet
1 : 4800

Attachment E

Rank by Buildable Area

SUBDIVISION	LOT NO.	BLOCK & PLAT NO.	DATE RECORDED	ORIGINAL SUBDIVISION	RESUB.	FRONTAGE IN FEET	ALIGNMENT TO STREET	SHAPE	WIDTH @ FRONT BRL	SIZE IN SQUARE FEET	BUILDABLE AREA IN SQ. FT.	COMMENT
Manor Park	170	#328	Apr-06	Yes	No	105	Perpendicular	Rectangular	107	15,308	4,093	Corner Lot
	187	#1018	Nov-38	No	Yes	149	Angular	Irregular	149	16,362	4,238	Corner Lot
	203			No	Yes	158	Angular	Rectangular	141	20,650	5,172	Corner Lot
	168	#328	Apr-26	Yes	No	100	Perpendicular	Rectangular	100	14,973	5,964	
	202			No	Yes	184	Angular	Rectangular	160	20,369	6,404	
	166	#328	Apr-26	Yes	No	100	Perpendicular	Rectangular	100	15,627	6,476	
	164	#328	Apr-26	Yes	No	100	Perpendicular	Rectangular	100	16,280	6,966	
	1	#5664	Aug-59	No	Yes	134	Perpendicular	Rectangular	142	20,610	7,128	Corner Lot
	162	#328	Apr-26	Yes	No	100	Perpendicular	Rectangular	100	16,933	7,455	
	14	#5664	Aug-59	Yes	No	145	Radial	Irregular	140	20,631	7,949	Corner Lot
	160	#328	Apr-26	Yes	No	100	Perpendicular	Rectangular	100	17,586	7,949	
	1	#5664	Aug-59	Yes	No	110	Perpendicular	Rectangular	128	22,240	8,029	Corner Lot
	3	#5664	Aug-59	No	Yes	132	Perpendicular	Rectangular	132	22,434	8,189	Corner Lot
	157	#328	Apr-26	No	Yes	100	Radial	Rectangular	100	18,055	8,215	
	158	#328	Apr-26	Yes	No	100	Perpendicular	Rectangular	100	18,239	8,435	
	16	#5664	Aug-59	Yes	No	145	Angular	Rectangular	135	22,986	8,700	Corner Lot
	156	#328	Apr-26	Yes	No	100	Perpendicular	Rectangular	100	18,893	9,029	
	17	#5664	Aug-59	Yes	No	164	Angular	Irregular	140	20,014	9,437	
	2	#5664	Aug-59	No	Yes	131	Perpendicular	Rectangular	131	20,987	9,646	
	154	#328	Apr-26	Yes	No	100	Radial	Trapezoidal	107	21,756	10,726	
15	#5664	Aug-59	Yes	No	105	Radial	Irregular	111	22,323	10,914		
19	#5664	Aug-59	Yes	No	100	Radial	Trapezoidal	117	23,188	11,652		
153	#328	Apr-26	Yes	No	125	Angular	Rectangular	125	24,852	11,762		
5	#5664	Aug-59	Yes	No	130	Radial	Trapezoidal	123	23,202	11,825		
2	#5664	Aug-59	Yes	No	219	Radial	Rectangular	180	21,763	11,905		
4	#5664	Aug-59	Yes	No	130	Radial	Trapezoidal	126	23,153	12,218		
152	#328	Apr-26	Yes	No	100	Radial	Trapezoidal	119	23,886	12,493		
13	#5664	Apr-26	Yes	No	98	Angular	Irregular	130	24,878	12,755		
190	#1018	Nov-38	No	Yes	143	Perpendicular	Rectangular	147	27,275	14,006		
151	#328	Apr-26	No	Yes	148	Angular	Irregular	117	25,975	14,308		
189	#1018	Nov-38	No	Yes	150	Perpendicular	Irregular	150	28,067	14,563		
188	#1018	Nov-38	No	Yes	173	Angular	Irregular	175	31,034	15,901		
150	#328	Apr-26	No	Yes	134	Angular	Irregular	253	41,190	16,919	Corner Lot	
24	#9127	Dec-68	No	Yes	146	Angular	Irregular	170	32,530	17,894		
25	#9127	Dec-68	No	Yes	117	Angular	Irregular	151	37,142	22,499		
199	#1768	Feb-90	No	Yes	201	Perpendicular	Rectangular	201	46,252	28,115		

MANOR PARK - STAFF'S NEIGHBORHOOD DELINEATION DATA TABLE
(Ranked by Buildable Area)

Lot No.	Block	Date Recorded	Original Subdivision	RESUB	Frontage (in feet)	Alignment to Street	Shape	Width at front BRL	Size (sq.ft.)	Buildable Area (sq.ft.)
187		Nov. '38	No	No	149 Corner	Irregular	Irregular	149	16,362	4,238
203					158 Corner	Irregular	Irregular	141	20,650	5,172
202					184 Angular	Irregular	Irregular	160	20,369	6,404
14		8 Aug. '59	Yes	No	145 Corner	Irregular	Irregular	140	20,631	7,615
1		7 Aug. '59	No	Yes	134 Corner	Rectangular	Rectangular	142	20,610	7,128
157		Apr. '26	No	Yes	100 Radial	Rectangular	Rectangular	100	18,055	8,215
3		7 Aug. '59	No	Yes	132 Corner	Rectangular	Rectangular	132	22,434	8,189
1		3 Aug. '59	Yes	No	110 Corner	Rectangular	Rectangular	128	22,240	8,029
16		8 Aug. '59	Yes	No	145 Corner	Rectangular	Rectangular	135	22,986	8,700
17		8 Aug. '59	Yes	No	164 Angular	Irregular	Irregular	140	20,014	9,437
2		7 Aug. '59	No	Yes	131 Perpendicular	Rectangular	Rectangular	131	20,987	9,646
12		3 Aug. '59	Yes	No	102 Radial	Irregular	Irregular	114	22,801	9,760
2		3 Aug. '59	Yes	No	219 Radial	Rectangular	Rectangular	180	21,763	11,905
13		3 Aug. '59	Yes	No	150 Angular	Irregular	Irregular	151	20,211	12,100
25		8 Dec. '68	No	Yes	117 Angular	Irregular	Irregular	151	37,142	22,499
15		8 Aug. '59	Yes	No	105 Radial	Irregular	Irregular	111	22,323	10,914
19		7 Aug. '59	Yes	No	100 Radial	Irregular	Irregular	117	23,188	11,652
5		7 Aug. '59	Yes	No	130 Radial	Irregular	Irregular	123	23,202	11,825
4		7 Aug. '59	Yes	No	130 Radial	Irregular	Irregular	126	23,153	12,218
24		8 Dec. '68	No	Yes	146 Angular	Irregular	Irregular	170	32,530	17,894
13		8 Aug. '59	Yes	No	98 Angular	Irregular	Irregular	130	24,878	12,755
190		Nov. '38	No	Yes	143 Perpendicular	Rectangular	Rectangular	147	27,275	14,006
153		Apr. '26	Yes	No	125 Angular	Irregular	Irregular	125	24,852	11,762
189		Nov. '38	No	Yes	150 Perpendicular	Irregular	Irregular	150	28,067	14,563
188		Nov. '38	No	Yes	175 Angular	Irregular	Irregular	175	31,034	15,901
151		Apr. '26	No	Yes	148 Angular	Irregular	Irregular	117	25,975	14,308
18		3 Nov. '76	No	Yes	226 Radial	Irregular	Irregular	220	43,708	22,305
199		Feb. '90	No	Yes	201 Perpendicular	Rectangular	Rectangular	201	46,252	28,115

Attachment G

Macris, Hendricks and Glascock, P.A.
Engineers • Planners • Surveyors • Landscape Architects

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone 301.670.0840
Fax 301.948.0693

www.mhgpa.com



December 22, 2005

Ms. Catherine Conlon
Development Review Division
Maryland National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20907

Re: Manor Park
MHG Project No. 05.244

Dear Ms. Conlon:

On behalf of the applicant, we request Planning Board approval for a waiver of construction of sidewalks for this development. This request is in accordance with Section 50-24(a) & (b) of the County Code.

We believe that sidewalks would be out of character for the existing neighborhood since none exist throughout the neighborhood.

Thank you for your attention to this request. If you have any questions or need additional information, please feel free to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank C. Johnson", written in a cursive style.

Frank C. Johnson

cc: Mr. Robert Hegel

L001FCJ.DOC