



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item #**  
**12/3/09**

**MEMORANDUM**

**DATE:** November 19, 2009

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *rk*  
Catherine Conlon, Subdivision Supervisor *CC*  
Build Division

**FROM:** Richard A. Weaver, Coordinator (301) 495-4544 *RAW*  
Build Division

**REVIEW TYPE:** Preliminary Plan of Subdivision (Resubdivision)

**APPLYING FOR:** Resubdivision of part of Lot 26 and Parcel 700, Fox Meadow, into a single lot for a religious institution.

**PROJECT NAME:** St. Luke Serbian Church

**CASE #:** 120090290

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** RE-2

**LOCATION:** On the south side of River Road, approximately 3,300 feet west of the intersection with Falls Road

**MASTER PLAN:** Potomac

**APPLICANT:** St. Luke Serbian Eastern Orthodox Church of Washington, D.C.

**ENGINEER:** Macris, Hendricks and Glascok

**FILING DATE:** March 26, 2009

**HEARING DATE:** December 3, 2009



**RECOMMENDATION:** Approval, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to a place of worship with a 180 seat sanctuary, no weekday child daycare and no weekday educational classes.
- 2) The applicant must satisfy the conditions of approval of the preliminary forest conservation plan prior to recordation of plat or Montgomery County Department of Permitting Services issuance of sediment and erosion control permits, as appropriate.
- 3) A Category I forest conservation easement must be placed, over all planted and retained forest as shown on the preliminary forest conservation plan.
- 4) The applicant must dedicate and show on the record plat, all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 5) The applicant must construct all road improvements within the rights-of-way shown on the approved certified preliminary plan to the full width mandated by the master plan and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By \_\_\_\_\_" are excluded from this condition.
- 6) Within 12 months of occupancy of the new addition, the applicant must construct a five foot wide sidewalk along the property frontage with a four foot wide lead walk as shown on the preliminary plan drawing. Handicap ramps must be provided for internal sidewalks and one bike locker is to be provided near the main entrance.
- 7) Record plat to include a note along frontage with Fox Hunt Lane stating "Access Denied on Fox Hunt Lane"
- 8) The applicant must comply with the conditions of the MCDOT letter dated May 15, 2009. These conditions may be amended by MCDOT, provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 9) The applicant must comply with the conditions of the Montgomery County Department of Permitting Services (MCDPS) stormwater management approval dated July 14, 2005. These conditions may be amended by MCDPS, provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 10) The applicant must comply with the conditions of the Maryland State Highway Administration (MDSHA) letter dated may 10, 2009. These conditions may be amended by MDSHA, provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 11) The applicant must implement the approved landscape plan dated 10/14/09 and the plant material must be in place prior to MCDPS issuance of the Use and Occupancy permits for the addition.
- 12) On-site lighting must comply with the approved lighting plan dated 10/21/09.
- 13) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.
- 14) Other necessary easements must be shown on the record plat.

**SITE DESCRIPTION (Fig. 1)**

The subject property is approximately 2.75 acres (119,781 square feet) and described as part of Lot 26, "Fox Meadow" together with an adjacent unplatted parcel "Parcel 700". The property is

classified in the RE-2 zone and is located on the south side of River Road (MD 190), approximately 3,500 feet west of the intersection with Falls Road (MD 189).

The property currently contains an existing one family residence that is being used as a religious institution. The site also includes a swimming pool, tennis/basketball court, accessory structure, and parking lot. The area surrounding the site is zoned RE-2, however, immediately abutting the property to the east is another religious institution. Single family structures developed in the RE-2 zone surround the site to the west, north and south.

There are 0.38 acres of forest on the southern edge of the site with no other sensitive environmental features on the property. The site drains to the Potomac River which is a Use I-P stream.

### **PROJECT DESCRIPTION (Fig. 2 and Fig. 3)**

The applicant wishes to obtain a building permit to expand the existing religious institution on the property. Because the structure is located on a part of a lot, or a lot that was originally shown on a record plat but subsequently changed by deed, it must be re-platted prior to issuance of the building permit, according to Section 50-20(b) of the Subdivision Regulations. The applicant has included part of Lot 26 and an adjacent sliver of land, parcel 700, in the application to create the proposed lot of 2.67 acres.

The property will continue to have access to River Road which is a State highway. The applicant will dedicate 0.08 acres of the property to the State Highway Administration (SHA) and be required to improve River Road along the property's frontage with a new lane, sidewalk and new entrance to the parking lot. The existing structures on the property will be retained and a 3,790 square foot, two story addition to the rear of the existing structure is proposed. New parking spaces will be added to the southwest (rear) and northwest side of the new addition for a total of 48 spaces. The swimming pool and tennis/basketball courts will remain in their current locations; a small shed will be relocated to the rear of the addition.

Public water is already provided and public sewer will be extended to the site. The rear of the lot will be placed in a category I easement to protect the existing forest there and to partially satisfy forest conservation requirements.



# SAINT LUKES SERBIAN CHURCH (120090290)



Map compiled on April 15, 2009 at 12:48 PM | Site located on base sheet no - 213N/W10

NOTICE

Figure 1  
Vicinity Map

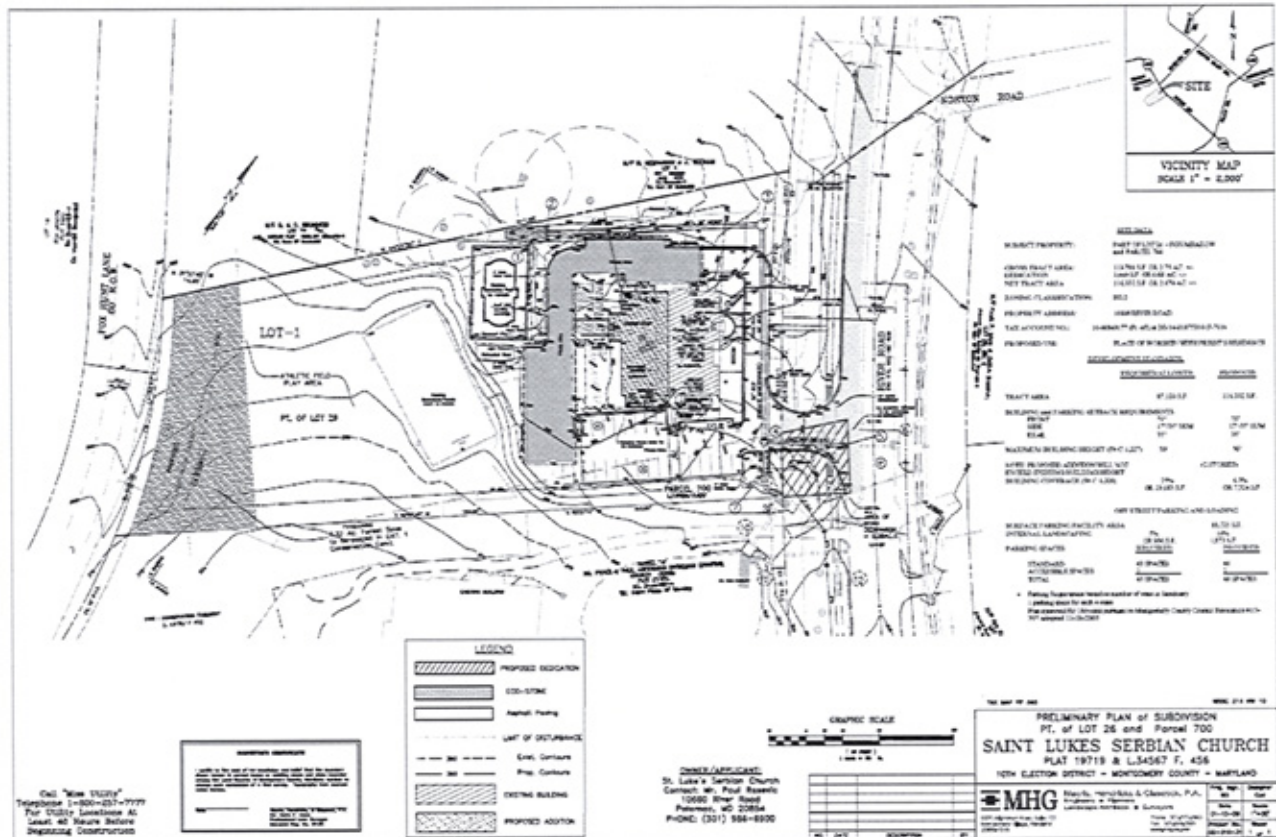






Figure 3  
Rendered Preliminary Plan

## ANALYSIS AND FINDINGS

### Master Plan Compliance

This site is located in the 2002 approved and adopted Potomac Subregion Master Plan. The Plan does not specifically discuss this property but recommends the continuation of the RE-2 zoning. Nothing in the Master Plan would otherwise prohibit the continued use of this site for a place of worship nor would it prohibit the expansion. In 2003, the County Council considered a water and sewer category change request (WSSCR 02A-POT-06) for the property. In the review of that request, the recommendations of the Master Plan were considered and the expansion of the facility was anticipated in the eventual approval of the sewer category change from S-6 to S-3. The approval recommendation by the County Council (Resolution No. 15-397) contained the following advisory note:

*"The Council recommends that the Planning Board include the following restriction for this property as part of any future preliminary plan approval for the proposed church facility:*

- 1) A 'no access' restriction with respect to Fox Meadow Drive, and*
- 2) A cap of 180 sanctuary seats."*

It was noted at the time of the category change request approval that the applicant agreed to these limitations. Condition #6 requires that there be a note "No Access to Fox Hunt Lane" along the property's frontage with Fox Hunt Lane to assure that the site cannot gain vehicular access to this road.

## **Public Facilities**

### **Transportation**

#### **Site Access and Vehicular/Pedestrian Circulation**

Improvements to site circulation include the construction of a new lane on River Road along the property frontage and the reconstruction of the entranceway to River Road. The parking lot will be expanded to accommodate 48 vehicles and will allow complete circulation of vehicles, including emergency vehicles, around the new structure. To improve pedestrian access, sidewalks along the property frontage and a lead walk to the parking facility will be provided as well as a bike locker near the front door. With the improvements proposed by this plan and as conditioned, staff finds the internal traffic/pedestrian circulation to be adequate.

#### **Local Area Transportation Review (LATR) and Policy Area Mobility Review (PAMR)**

The review of LATR and PAMR consisted of a traffic statement regarding the use of this facility that is limited to predominantly non-peak hour periods (weekend use). The proposed use generates no peak hour trips and is exempt from LATR. The project will not be subject to PAMR because no new peak hour trips are generated by the proposed use.

### **Other Public Facilities and Services**

By virtue of a review by all appropriate public utility agencies who have recommended approval of the plan, staff finds that the project will be adequately served by gas, electric, telecommunications and public water and sewer service.

The application has been reviewed by the Montgomery County Fire and Rescue Service who have determined that the Property has appropriate access for fire and rescue vehicles and recommended approval on December 7, 2008.

Staff finds that other public facilities and services such as police stations and firehouses are currently operating within the standards set by the Growth Policy Resolution currently in effect.

The application is not for residential use so it will not be subject to any school moratorium or School Facilities Payment.

## **Environment**

### **Environmental Guidelines**

The application has an approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD), 420051590. The site contains 0.38 acres of forest with no streams, buffers, highly erodible soils or steep slopes. The property drains to the Potomac River which is a Use I-P watershed. Staff finds that the plan complies with the Planning Board adopted Environmental Guidelines.

### **Forest Conservation**

The Preliminary Forest Conservation Plan proposes to retain 0.32 acres of the 0.38 acres of forest on site. This generates a planting requirement of 0.36 acres which will be met off-site in a forest conservation bank with a fee-in-lieu. Staff finds that the plan complies with Chapter 22A, the Montgomery County Forest Conservation Law.

### **Landscape Plan**

A landscape plan has been reviewed and approved by staff. In general, the landscape plan shows street trees (oaks) planted in the public right-of-way along River Road. A mix of evergreens and ornamental trees are shown along the northwestern and southeastern borders to provide screening to the adjacent properties. Larger shade trees are shown to be planted along the parking facility and swimming pool.

### **Lighting Plan**

A lighting plan has been reviewed and approved by staff. Lighting has been devised to provide adequate outdoor illumination for the structure and parking lot without spillover onto adjacent properties in excess of industry standards.

### **Stormwater Management**

Conceptual stormwater management approval was granted by MCDPS in a letter dated July 14, 2005. Although the concept was approved some time ago, MCDPS has verified that it remains valid. The concept consists of on-site water quality control provided, in part, by pervious pavers. Water quantity control was not required because the one year post development peak discharge is equal to or less than 2.0 cubic feet per second. Staff finds that the project adequately addresses stormwater control in accordance with Chapter 19 and Chapter 50 of the County Code.



## **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. The application meets all applicable sections, including the requirements for resubdivision as discussed below. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision taking into account the recommendations of the local master plan and for the type of development or use proposed.

The lot was reviewed for compliance with the dimensional requirements for the RE-2 zone as specified in the Zoning Ordinance. The proposed lot will meet the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

## **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 the proposed lot complies with 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 (Attachment 1)**

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must typically determine the appropriate "Neighborhood" for evaluating the application. The analysis Neighborhood has historically consisted of a reasonable sampling of nearby platted lots within the same zone as the property being evaluated. In this instance nineteen lots have been included in the analysis Neighborhood, including all lots fronting on Sandy Landing Road and Fox Hunt Lane as well as the lot immediately abutting the subject property to the northwest on River Road. Five lots confronting the subject property on River Road are also included (Lots 2-5, Block C, Potomac Farms Estates and Lot 7, Block A, River Oaks Farms). All of these lots are record lots and all were developed using the RE-2 standards.

### **C. Analysis**

#### **Comparison of the Character of Proposed Lots to Existing**

In performing the analysis, the above-noted resubdivision criteria were applied to the delineated neighborhood. The proposed lots are of the same character with respect to the resubdivision

criteria as other lots within the defined neighborhood. Therefore, the proposed resubdivision complies with the criteria of Section 50-29(b)(2). As set forth below, the tabular summary (Attachment 2) and graphical documentation support this conclusion:

Frontage:

The frontage measurement of the proposed lot is 265 feet. The narrowest existing lot in the Neighborhood with respect to frontage is 95 feet and the widest is 754 feet. The proposed lot's frontage falls well within this range. **The proposed lot will be of the same character as existing lots in the neighborhood with respect to lot frontage.**

Alignment:

The lots in the Neighborhood have a variety of alignments to the public right-of-way; however, the perpendicular lot alignment is the most common. The proposed lot will align in a perpendicular fashion to River Road and is; therefore, **of the same character as existing lots with respect to the alignment criterion.**

Size:

Lots in the Neighborhood range from 87,120 square feet to 230,819 square feet. The proposed lot will be 116,332 square feet and falls within the range of lot sizes for the overall Neighborhood. **The proposed lot size is in character with the size of existing lots in the neighborhood.**

Shape:

The proposed lot will be rectangular in shape. Rectangular shaped lots are well represented in the Neighborhood. **The shapes of the proposed lots will be in character with shapes of the existing lots.**

Width: (at the front brl)

Existing lots in the Neighborhood range in width at the front building restriction line from 205 feet to 560 feet. The proposed lot will be 257 feet in width and will be the 3<sup>rd</sup> narrowest compared to the Neighborhood. Although narrower than the majority of lots, there are 10 lots, over half, in the Neighborhood that range from 205 feet to 300 feet. The proposed lot falls within this range of lot widths and are within the range of all lot widths. **The proposed lots will be in character with existing lots in the neighborhood with respect to width.**

Area:

The lots in the Neighborhood range from 43,500 square feet of buildable area to 162,583 square feet of buildable area. The proposed lot will have 79,288 square feet of buildable

area which is well within the range for building envelopes. **The proposed lots will 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.**

**Citizen Correspondence and Issues**

A presubmission public meeting was held on February 2, 2009 in accordance with procedures established in the Development Manual. The property was appropriately signed and notice of the presubmission meeting was sent out to adjacent and confronting property owners and local civic associations. Eight individuals attended the presubmission meeting. Issues discussed at the meeting included:

- The activities to be conducted on the property.
- Scheduling of activities.
- Lighting of building and parking.
- Landscaping, especially for neighbor to the north.
- Forest conservation, plant material, screening and pedestrian movement.
- Architecture of new structure.
- Stormwater management.

Staff believes that the preliminary plan application and the subsequent review address, to the extent possible, all of the issues raised at the public meeting. As mentioned, the vast majority of activity will take place during the weekend. Although occasional weekday/evening activities are not prohibited, no weekday school or daycare activities will be allowed under this approval. The landscape plan addresses the request to provide evergreen screening and ornamental trees for both the neighbor to the north and for the existing church to the south.

The neighbors were interested in the type of plant material that would be placed in the forest conservation easement on the rear of the lot along Fox Hunt Lane. The forest conservation plan places a Category I easement on the existing forest in this area and it will be allowed to continue to grow in a natural state. The forest easement area is not necessarily established to screen the new building from views along Fox Hunt Lane nor is it there to prohibit pedestrian movement from the facility to Fox Hunt Lane.

The architecture of the building is not within the jurisdiction of the Planning Board. No site plan is required for this project. Stormwater has been addressed by the MCDPS approval of a concept plan.

No further correspondence has been received to the file at the time of completion of this staff report. Any material received by staff after posting this report to the Commission's website will be received by the Planning Board members under separate cover.

## **CONCLUSION**

The proposed lot meets all requirements established in the Subdivision Regulations and the Zoning Ordinance, and the proposed lot complies with the recommendations of the Potomac Subregion Master Plan. Access and public facilities will be adequate to serve the proposed lot, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

### **Attachments:**

- 1) Neighborhood Delineation
- 2) Tabular Summary

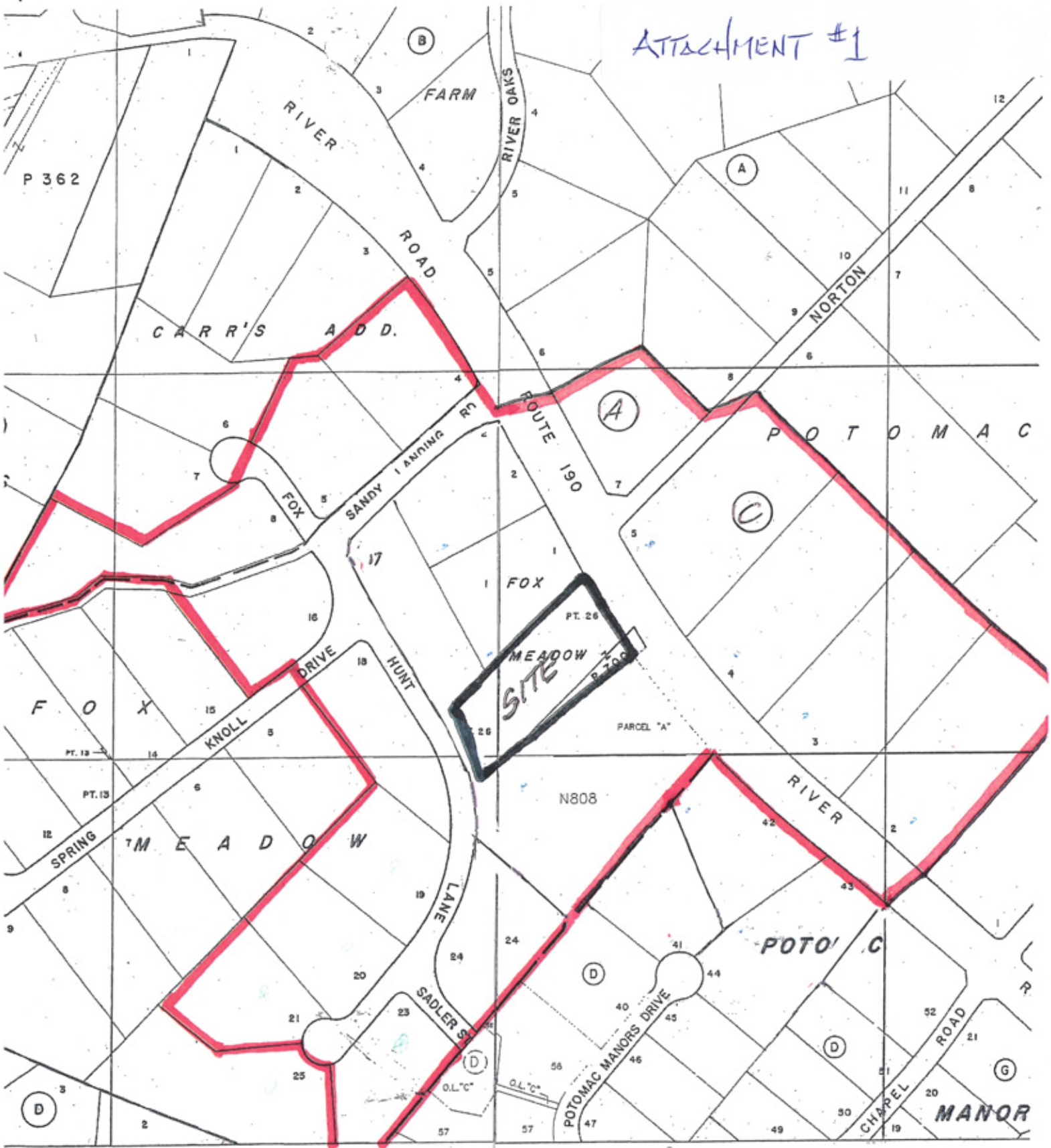


Table 1: Preliminary Plan Data Table and Checklist

<b>Plan Name: St, Luke Serbian Church</b>				
<b>Plan Number: 120090290</b>				
<b>Zoning: RE-2</b>				
<b># of Lots: 1</b>				
<b># of Outlots: 0</b>				
<b>Dev. Type: Non-Residential/Religious Institution</b>				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	87,120 sq. ft.	116,332 sq. ft. is minimum proposed	RW	11/19/09
Lot Width	150 ft.min.	257 ft. is proposed	RW	11/19/09
Lot Frontage	25 ft.min.	265 ft. is proposed	RW	11/19/09
Setbacks				11/19/09
Front	50 ft. Min.	Must meet minimum <sup>1</sup>	RW	11/19/09
Side	17 ft. Min./35 ft. total	Must meet minimum <sup>1</sup>	RW	11/19/09
Rear	35 ft. Min.	Must meet minimum <sup>1</sup>	RW	11/19/09
Height	50 ft. Max.	May not exceed maximum <sup>1</sup>	RW	11/19/09
Limitations on Religious Institutions	none	180 seat sanctuary	RW	11/19/09
MPDUs	No		RW	11/19/09
TDRs	No		RW	11/19/09
Site Plan Req'd?	No		RW	11/19/09
<b>FINDINGS</b>				
<b>SUBDIVISION</b>				
Lot frontage on Public Street	Yes	RW	11/19/09	
Road dedication and frontage improvements	Yes	RW	11/19/09	
Environmental Guidelines	Yes	Staff memo	8/24/09	
Forest Conservation	Yes	Staff memo	8/24/09	
Master Plan Compliance	Yes	RW	11/19/09	
Other (i.e., parks, historic preservation)				
<b>ADEQUATE PUBLIC FACILITIES</b>				
Stormwater Management	Yes	Agency letter	7/14/05	
Water and Sewer (WSSC)	Yes	Agency comments	5/11/09	
10-yr Water and Sewer Plan Compliance	Yes	Agency comments	11/18/03	
Well and Septic	N/a			
Local Area Traffic Review	No	Staff memo	5/11/09	
Policy Area Mobility Review	No	Staff memo	5/11/09	
Transportation Management Agreement	No	Staff memo	5/11/09	
School Cluster in Moratorium?	No	RW	11/19/09	
School Facilities Payment	No	RW	11/19/09	
Fire and Rescue	Yes	Agency letter		

<sup>1</sup> As determined by MCDPS at the time of building permit.

ATTACHMENT #1



MONTGOMERY CO.,  
MARYLAND

MAP FP 343  
W.S.S.C. 213 NW 10  
Location: POTOMAC FARM ESTS.

**NEIGHBORHOOD PLAN**

# ATTACHMENT #2 (5 PAGES)

Lot/Block	Plat	Neighborhood			Width (at BRL)	Shape	Alignment
		Frontage	Size	Buildable Area			
1	Fox Meadow	203.2	87,120	63,250	221	Trapezoid	Perpendicular
2	Fox Meadow	288.7	87,120	55,000	290	Trapezoid	Perpendicular
4	Fox Meadow	244.9	98,446	57,200	340	Rectangular	Perpendicular
5	Fox Meadow	511.3	91,040	50,400	270	Trapezoid	Perpendicular
8	Fox Meadow	230	129,809	88,400	205	Irregular	Perpendicular
16	Fox Meadow	467	87,120	48,400	355	Irregular	Perpendicular
17	Fox Meadow	532	88,122	43,500	525	Rectangular	Perpendicular
18	Fox Meadow	754.1	87,207	43,700	560	Trapezoid	Perpendicular
19	Fox Meadow	286	87,120	54,870	280	Rectangular	Perpendicular
20	Fox Meadow	275	87,120	59,900	260	Trapezoid	Perpendicular
21	Fox Meadow	95.2	87,120	60,000	265	Trapezoid	Angular
23	Fox Meadow	486.8	88,122	48,360	350	Trapezoid	Perpendicular
24	Fox Meadow	562.4	87,120	47,275	385	Irregular	Perpendicular
2/C	Potomac Farm Estates	300	176,549	139,404	300	Rectangular	Perpendicular
3/C	Potomac Farm Estates	300	176,723	154,889	288	Rectangular	Perpendicular
4/C	Potomac Farm Estates	290	170,320	128,925	289	Rectangular	Perpendicular
5/C	Potomac Farm Estates	305	167,358	111,459	538	Rectangular	Perpendicular
7/A	River Oaks Farm	305	87,120	49,620	315	Trapezoid	Corner
Parcel- A	SS. Peter & Paul Church	327.3	230,819	162,583	414	Rectangular	Perpendicular
Pt. 26 & P-700	SITE	265	116,332	79,288	257	Rectangular	Perpendicular

RANK BY FRONTAGE						
Lot/Block	Plat	Frontage	Size	Buildable Area	Width (at BRL)	Shape Alignment
21	Fox Meadow	95.2	87,120	60,000	265	Trapezoid Angular
1	Fox Meadow	203.2	87,120	63,250	221	Trapezoid Perpendicular
8	Fox Meadow	230	129,809	88,400	205	Irregular Perpendicular
4	Fox Meadow	244.9	98,446	57,200	340	Rectangular Perpendicular
Pt. 26 & P-700	SITE	265	116332	79288	257	Rectangular Perpendicular
20	Fox Meadow	275	87,120	59,900	260	Trapezoid Perpendicular
19	Fox Meadow	286	87,120	54,870	280	Rectangular Perpendicular
2	Fox Meadow	288.7	87,120	55,000	290	Trapezoid Perpendicular
4/C	Potomac Farm Estates	290	170,320	128,925	289	Rectangular Perpendicular
2/C	Potomac Farm Estates	300	176,549	139,404	300	Rectangular Perpendicular
3/C	Potomac Farm Estates	300	176,723	154,889	288	Rectangular Perpendicular
5/C	Potomac Farm Estates	305	167,358	111,459	538	Rectangular Perpendicular
7/A	River Oaks Farm	305	87,120	49,620	315	Trapezoid Corner
Parcel- A	SS. Peter & Paul Church	327.3	230,819	162,583	414	Rectangular Perpendicular
16	Fox Meadow	467	87,120	48,400	355	Irregular Perpendicular
23	Fox Meadow	486.8	88,122	48,360	350	Trapezoid Perpendicular
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24	Fox Meadow	562.4	87,120	47,275	385	Irregular Perpendicular
18	Fox Meadow	754.1	87,207	43,700	560	Trapezoid Perpendicular



Lot/Block	Plat	RANK BY SIZE				Shape	Alignment
		Frontage	Size	Buildable Area	Width (at BRL)		
21	Fox Meadow	95.2	87,120	60,000	265	Trapezoid	Angular
1	Fox Meadow	203.2	87,120	63,250	221	Trapezoid	Perpendicular
20	Fox Meadow	275	87,120	59,900	260	Trapezoid	Perpendicular
19	Fox Meadow	286	87,120	54,870	280	Rectangular	Perpendicular
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5/C	Potomac Farm Estates	305	167,358	111,459	538	Rectangular	Perpendicular
4/C	Potomac Farm Estates	290	170,320	128,925	289	Rectangular	Perpendicular
2/C	Potomac Farm Estates	300	176,549	139,404	300	Rectangular	Perpendicular
3/C	Potomac Farm Estates	300	176,723	154,889	288	Rectangular	Perpendicular
Parcel- A	SS. Peter & Paul Church	327.3	230,819	162,583	414	Rectangular	Perpendicular

RANK BY BUILDABLE AREA						
Lot/Block	Plat	Frontage	Size	Buildable Area	Width (at BRL)	Shape Alignment
17	Fox Meadow	532	88,122	43,500	525	Rectangular Perpendicular
18	Fox Meadow	754.1	87,207	43,700	560	Trapezoid Perpendicular
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5/C	Potomac Farm Estates	305	167,358	111,459	538	Rectangular Perpendicular
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2/C	Potomac Farm Estates	300	176,549	139,404	300	Rectangular Perpendicular
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Parcel- A	SS. Peter & Paul Church	327.3	230,819	162,583	414	Rectangular Perpendicular

RANK BY WIDTH						
Lot/Block	Plat	Frontage	Size	Buildable Area	Width (at BRL)	Shape Alignment
8	Fox Meadow	230	129,809	88,400	205	Irregular Perpendicular
1	Fox Meadow	203.2	87,120	63,250	221	Trapezoid Perpendicular
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3/C	Potomac Farm Estates	300	176,723	154,889	288	Rectangular Perpendicular
4/C	Potomac Farm Estates	290	170,320	128,925	289	Rectangular Perpendicular
2	Fox Meadow	288.7	87,120	55,000	290	Trapezoid Perpendicular
2/C	Potomac Farm Estates	300	176,549	139,404	300	Rectangular Perpendicular
7/A	River Oaks Farm	305	87,120	49,620	315	Trapezoid Corner
4	Fox Meadow	244.9	98,446	57,200	340	Rectangular Perpendicular
23	Fox Meadow	486.8	88,122	48,360	350	Trapezoid Perpendicular
16	Fox Meadow	467	87,120	48,400	355	Irregular Perpendicular
24	Fox Meadow	562.4	87,120	47,275	385	Irregular Perpendicular
Parcel- A	SS. Peter & Paul Church	327.3	230,819	162,583	414	Rectangular Perpendicular
17	Fox Meadow	532	88,122	43,500	525	Rectangular Perpendicular
5/C	Potomac Farm Estates	305	167,358	111,459	538	Rectangular Perpendicular
18	Fox Meadow	754.1	87,207	43,700	560	Trapezoid Perpendicular