



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

**MCPB**  
**Item #**  
**7/14/11**



**MEMORANDUM**

**DATE:** July 1, 2011

**TO:** Montgomery County Planning Board

**VIA:** John Carter, Chief *JAC*  
Planning Area 3 Team

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

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

**APPLYING FOR:** Two lots for two one-family detached dwelling units

**PROJECT NAME:** Hunting Hill Estates  
**CASE #:** 120110130  
**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** R-200  
**LOCATION:** 9504 Mary Knoll Road. On the south side of Mary Knoll Road approximately 250 feet west of the intersection with Glen Mill Road.  
**MASTER PLAN:** Potomac Subregion (North Potomac)

**APPLICANT:** Choi Family Trust  
**ENGINEER:** Benning and Associates  
**ATTORNEY:** None

**FILING DATE:** January 6, 2011  
**HEARING DATE:** July 14, 2011

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

- 1) Approval under this preliminary plan is limited to two lots for two one family dwelling units.
- 2) The applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) letter dated March 3, 2011. These conditions may be amended by MCDOT, provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 3) The applicant must satisfy MCDPS requirements prior to recordation of the plat to ensure the construction of a 4-foot-wide sidewalk along the property frontage on Mary Knoll Road, unless construction is waived by MCDPS.
- 4) The applicant must comply with the conditions of the MCDPS stormwater management approval dated December 15, 2010. These conditions may be amended by MCDPS, provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 5) Any building permits for one-family residences that are issued pursuant to this preliminary plan must show that the buildings are to be built in substantially the same locations and orientations as shown on the certified preliminary plan.
- 6) Before any building permit is issued, the applicant must make school facilities payments to the Montgomery County Department of Permitting Services (MCDPS) at the high school level.
- 7) The Adequate Public Facility review for the preliminary plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.
- 8) The record plat must show necessary easements.

**SITE DESCRIPTION (Figures 1 and 2)**

The subject property, “Subject Property” or “Property” is identified as Lot 2, Block E, in the Hunting Hill Estates Subdivision. Lot 2 was included on the original record plat for the subdivision which was recorded in 1956. The Property is 1.216 acres (52,927 s.f) in size and is zoned R-200. The lot is occupied by a house built on its westernmost half; the eastern half is used as open yard. To the north of the Subject Property are the other R-200 lots included on the original Hunting Hill Estates record plat with frontage on Marian Drive and Glen Mill Road. Immediately to the west and south is the Willows of Potomac Subdivision which includes lots that zoned R-200/TDR and developed under the transferable development rights (TDR) option. Use of the TDR optional method resulted in lots that are smaller than those using the standard R-200 zoning method. To the immediate east are two lots approved by the Planning Board as a resubdivision (120080260, Potomac Grove), also in the R-200 zone. Further to the south and fronting on Glen Mill Road are a number of lots zoned R-200/TDR that did not take advantage of the optional method and were approved using the standard R-200 zoning standards.

A single family home exists on the Property. On-site topography is essentially flat. The Property contains no forest, streams, wetlands or floodplains. The Property is in the Watts Branch watershed, a Use I-P stream system.

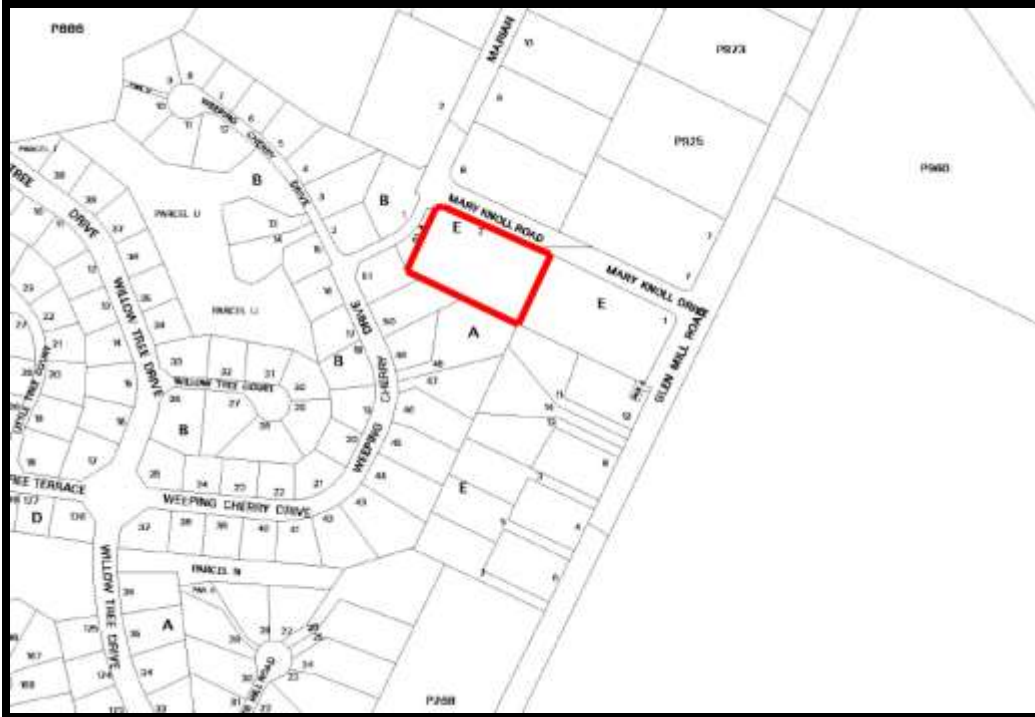


Figure 1

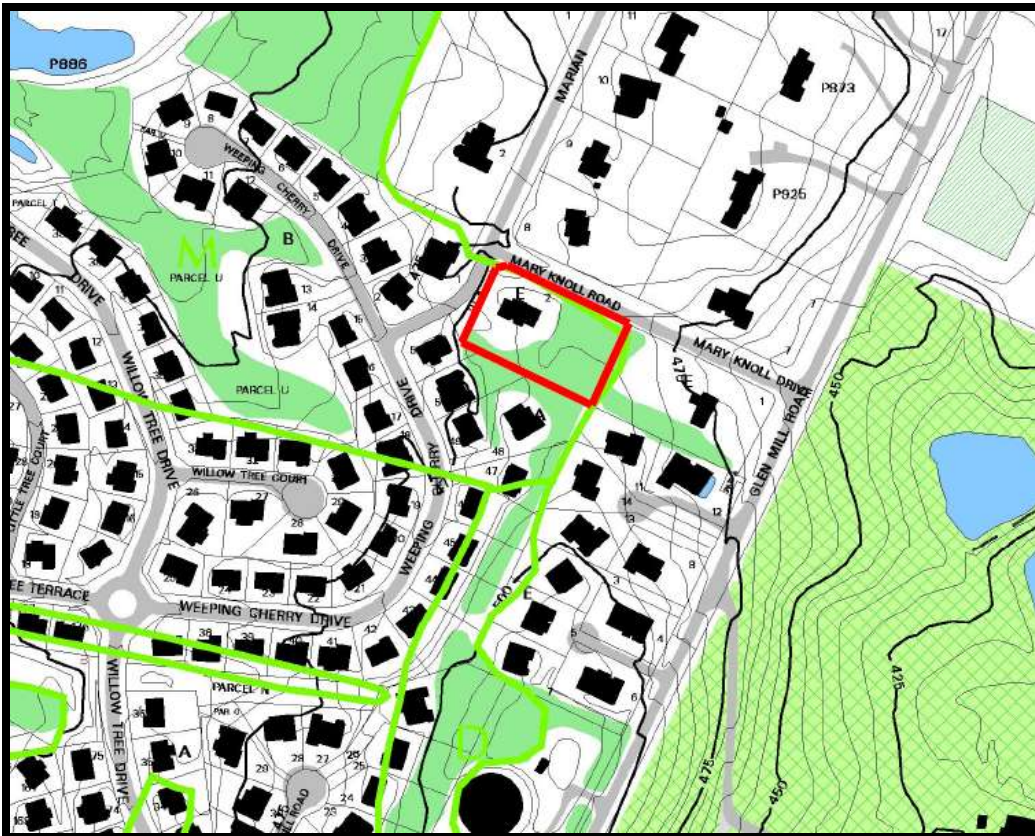
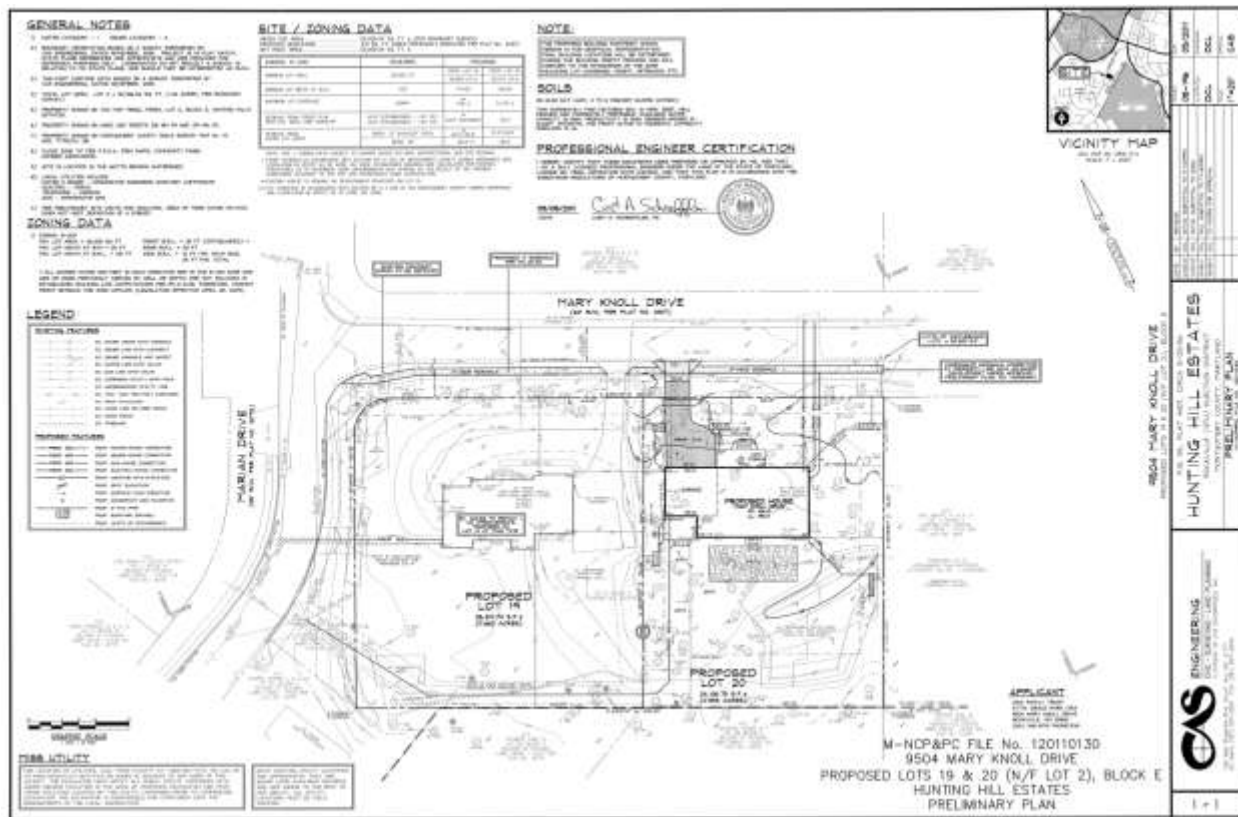


Figure 2

**PROJECT DESCRIPTION (Figures 3 and 4)**

The Applicant proposes to resubdivide the Subject Property and create two lots for two one-family detached dwelling units. The proposed lots as shown on the plan drawing are 28,820 square feet and 24,107 square feet in size and will be served by public water and sewer systems. The Applicant proposes to retain the existing dwelling on the 28,820 square foot lot and to create the second lot for new home construction. Both of the new homes will each have a driveway out to Mary Knoll Road. As noted previously, this resubdivision appears to mirror an adjacent resubdivision, abutting to the east and located on Mary Knoll Road. That plan (Potomac Grove 120060280) was approved in 2009 by the Planning Board; sidewalks were required as a condition of MCDOT's approval for that plan. The R-200 zone requires that a sidewalk be built along the Subject Property's frontage; MCDOT recommends that the sidewalk be coordinated with the proposed sidewalk on the adjacent Potomac Grove preliminary plan. With the completion of these two sidewalk projects, there will be a reasonable sidewalk connection from Glen Mill Road to the sidewalks in the larger Willows of Potomac subdivision.

There is no forest on the Property and it has qualified for an exemption from the requirement to submit a forest conservation plan. This is more fully detailed in the environmental section of this report.



**Figure 3**

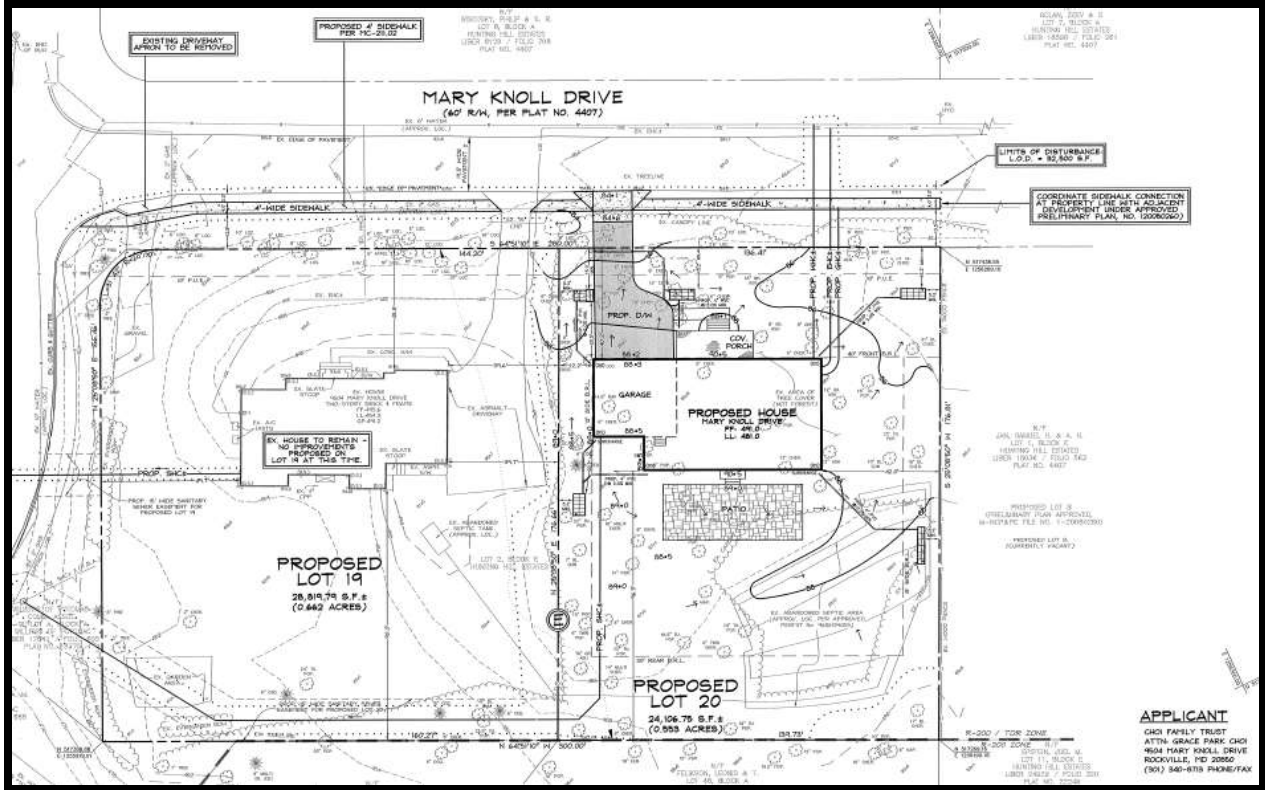


Figure 4

## ANALYSIS AND FINDINGS

### Master Plan Compliance

The Property is within the North Potomac area of the Potomac Subregion Master Plan, “Plan”. The Plan supports the retention and reconfirmation of the R-200 zone and residential land use for the Subject Property but makes no specific recommendations on the Property or the greater Hunting Hill Estates subdivision.

The proposed application has been reviewed by jurisdictional agencies, and it has been determined that the proposed use will not adversely impact environmental, land use and zoning, transportation, or community facilities identified within the Plan. The proposed application would create two lots that are consistent with the zoning, density, and residential use identified by the Plan. Therefore, staff finds that the Application conforms to the Potomac Subregion Master Plan.

### Public Facilities

#### Roads and Transportation Facilities

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. In addition, the application is not subject to Policy Area Mobility Review, because it is located in

the R&D Village Policy Area. Mary Knoll Road and Marian Drive are secondary residential streets that require sixty feet of right-of-way. Adequate dedications have already been made for the Property under the original 1956 plat; no further dedication is required by this Application. The Applicant proposes to construct a private driveway from Mary Knoll Road to access the new lot. Access to the existing house is also by private driveway from Mary Knoll Road and site distance evaluations have been approved by MCDOT. Staff finds that the proposed vehicular access for the subdivision will be safe and adequate.

Pursuant to Chapter 49 of the County Code, sidewalks will be required to be constructed by the developer of this Property along the frontage on Mary Knoll Road. As noted previously, MCDOT advises that this sidewalk be coordinated with the adjacent, unbuilt sidewalk for the Potomac Grove approval (120080260). This will complete the sidewalk connection to the Willows of Potomac subdivision out to Glen Mill Road. Staff finds that the proposed sidewalks and street will provide an acceptable level of pedestrian safety.

#### Other Public Facilities and Services

Staff finds that all other public facilities and services are available and will be adequate to serve the proposed dwelling units. The application meets the Montgomery County Fire and Rescue Service requirements for fire and rescue vehicle access. Schools, police stations, firehouses and health services are currently operating within the standards set by the Growth Policy Resolution currently in effect. Electrical and telecommunications services are also available to serve the Property. The Property is within the Wooten High School cluster. The operating capacity at the high school level is at 106% for the FY 2012 year. While not in moratorium, the Applicant will be required to make the appropriate school facilities payment for the high school level at the time of building permit. This requirement is reflected in Condition #6 of this report.

#### Environment

##### Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) for the site on July 26, 2010. The topography on the Subject Property is relatively flat. There are no streams, wetlands, floodplain areas or environmentally sensitive features onsite. Therefore, development on this Property does not impact and sensitive features and complies with the Planning Board adopted, *Environmental Guidelines*.

##### Forest Conservation

The Property was granted an exemption (42011175E) from the requirement to submit a forest conservation plan pursuant to Section 22A-5a(s)(1) of the Montgomery County Forest Conservation Law. The exemption was based on the determination that there is no forest on the Property; the Property is less than 1.5 acres in size; there are no specimen or county champion trees on the Property; and if afforestation requirements were applied, planting would not exceed 10,000 square feet and forest could not be created. With this exemption, staff finds that the development meets the requirement of Chapter 22A, the forest conservation law.

## Stormwater Management

The MCDPS Stormwater Management Section approved a stormwater management concept for the project on December 15, 2010. The stormwater management concept consists of Environmental Site Design which includes drywells. The MCDPS approval letter notes that other requirements may be imposed as the concept is further refined at the time of final design.

## **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. Staff has considered the dimensional characteristics of the proposed lots and has compared them to existing lots in the immediate area and finds that the proposed size, width, shape and orientation of the lots are appropriate for the location of the subdivision. The application meets all other applicable sections, including the requirements for resubdivision as discussed below.

The lots were reviewed for compliance with the dimensional requirements for the R-200 zone as specified in the Zoning Ordinance. The proposed lots will meet the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in Table 1 at the end of this report. 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 for residential uses in residential zones, the Planning Board must find that the proposed lot(s) comply 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 determine the appropriate “Neighborhood” for evaluating the application. In this instance, the Neighborhood selected by the applicant, and agreed to by staff, consists of 35 lots. From Glen Mill Road, the Subject Property can be accessed by Mary Knoll Road and Marian Drive, therefore, the Neighborhood includes lots along Mary Knoll Road adjacent to and confronting the Subject Property and lots located on Marian Drive north and west of the Subject Property. All of the lots share the base zone of R-200 and were developed using the standards method of development in the R-200 zone. The lots which abut the Subject Property immediately to the

south and west in the Willows of Potomac subdivision used an optional TDR method of development. Because this resulted in lots smaller than the standard R-200 zone requires, they were not included in the Neighborhood. It has been the Planning Board's practice to exclude lots approved under differing zoning requirements. Two other unplatted parcels that front on Glen Mill Road are also conspicuously left out of the Neighborhood because they have never been before the Planning Board for a determination of conformance to zoning. The Planning Board's practice is to also exclude unplatted properties from Resubdivision Neighborhoods. The 35-lot Neighborhood provided with this analysis represents an adequate sample of the lots and development patterns within the area on which to base a determination of resubdivision potential.

### 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 when compared to other lots within the defined Neighborhood. Therefore, the proposed resubdivision complies with the criteria of Section 50-29(b)(2). This determination is supported as set forth below and as shown in the attached tabular summary (Attachment 2).

**Frontage:** In the Neighborhood, lot frontage ranges from 25 feet to 319 feet. Proposed Lot 19 has 144.20 feet of frontage, and the proposed Lot 20 has 136.41 feet of frontage both on Mary Knoll Road. Of the thirty-five lots in the Neighborhood, eighteen of the lots are at, or have less than 150 feet of frontage and seventeen are greater than 150 feet in frontage width. The proposed lots fall within the midrange of the Neighborhood. **Therefore, the proposed lots will be of the same character as existing lots in the Neighborhood with respect to lot frontage.**

**Alignment:** In terms of alignment, the road network is a combination of curvilinear and grid. The lots in the Neighborhood are a mixture of corner, perpendicular, radial, and flag lots in relationship to the existing roads. Of the thirty-five lots in the Neighborhood, twenty-four are perpendicular lots, seven are corner lots, and three are radial lots. The proposed lots are perpendicular in alignment. **The proposed lots are of the same character as existing lots with respect to the alignment criterion.**

**Size:** Lot sizes in the Neighborhood range from 20,000 square feet to 69,914 square feet. Ten of the existing lots in the Neighborhood are approximately 26,000 square feet or smaller, twenty-five of the existing lots in the Neighborhood are larger than 33,000 square feet in size. The proposed lots are 28,820 square feet 24,107 square feet. **The size of the proposed lots is in character with the existing lots in the neighborhood.**

**Shape:** With respect to shape, twenty-nine existing lots in the Neighborhood are rectangular and six lots are flag shaped (pipestem). The proposed lots are rectangular much like the majority of existing lots in the Neighborhood. **The shape of the proposed lots will be in character with shapes of the existing lots.**



**Width:** Lot width is measured at the front building line (brl). Lot widths in the Neighborhood range from 100 feet to 340 feet. Eighteen of the lots are at, or less than 150 feet in width at the brl and seventeen are greater than 150 feet in width at the brl. The proposed lots have lot widths of 160.27 feet and 136.41 feet. **The proposed lots will be in character with existing lots in the neighborhood with respect to width.**

**Area:** The area of a lot is the area that is available for development and excludes the area within the front, rear and sideyard setbacks established by the zone. When evaluating buildable area, existing lots in the Neighborhood range from 6,416 square feet to 43,970 square feet with all lots evenly distributed throughout this range. The proposed lots will have buildable areas of 14,822 square feet and 11,879 square feet. **The proposed lots will be of the same character as other lots in the neighborhood with respect to buildable area.**

**Suitability for Residential Use:** There are no known limitations that would prohibit development on these lots. The existing and the proposed lots are zoned residential and the land is suitable for residential use.

### **Citizen Correspondence and Issues**

As of the date of this report, no citizen concerns have been brought to Staff's attention regarding the proposed subdivision. On December 1, 2010 a pre-submission meeting was held by the Applicant, as required, and on January 6, 2011 the Applicant properly notified adjacent and confronting property owners and civic associations of the preliminary plan submission. The application information was properly posted on the Property. Staff believes that the staff report adequately addresses all known community issues.

### **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 are of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria, and therefore, comply with Section 50-29(b)(2) of the Subdivision Regulations. The proposed lots also meet all other requirements established in the Subdivision Regulations and the Zoning Ordinance, and the proposed lots substantially comply with the recommendations of the Potomac Subregion Master Plan. Access and public facilities will be adequate to serve the proposed lots, 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) Resubdivision Neighborhood Map
- 2) Tabular Summary

Table 1: Preliminary Plan Data Table and Checklist

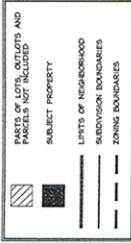
<b>Plan Name: Hunting Hill Estates</b>				
<b>Plan Number: 120110130</b>				
<b>Zoning: R-200</b>				
<b># of Lots: 2</b>				
<b># of Outlots: 0</b>				
<b>Dev. Type: Standard</b>				
<b>PLAN DATA</b>	<b>Zoning Ordinance Development Standard</b>	<b>Proposed for Approval by the Preliminary Plan</b>	<b>Verified</b>	<b>Date</b>
Minimum Lot Area	20,000 sq. ft.	24,107 sq. ft. is minimum proposed	<i>RW</i>	7/1/11
Lot Width	100 ft.	136.41 ft. is minimum proposed	<i>RW</i>	7/1/11
Lot Frontage	25 ft.	136.41 ft. is minimum proposed	<i>RW</i>	7/1/11
Setbacks				
Front	40 ft. Min.	Must meet minimum <sup>1</sup>	<i>RW</i>	7/1/11
Side	12 ft. Min./25 ft. total	Must meet minimum <sup>1</sup>	<i>RW</i>	7/1/11
Rear	30 ft. Min.	Must meet minimum <sup>1</sup>	<i>RW</i>	7/1/11
Height	50 ft. Max.	May not exceed maximum <sup>1</sup>	<i>RW</i>	7/1/11
Max Resid'l d.u. per Zoning	2 dwelling units	2 dwelling units	<i>RW</i>	7/1/11
MPDUs	No		<i>RW</i>	7/1/11
TDRs	No		<i>RW</i>	7/1/11
Site Plan Req'd?	No		<i>RW</i>	7/1/11
<b>FINDINGS</b>				
<i>SUBDIVISION</i>				
Lot frontage on Public Street		Yes	<i>RW</i>	7/1/11
Road dedication and frontage improvements		Yes	Agency letter	3/3/11
Environmental Guidelines		Yes	<i>RW</i>	7/1/11
Forest Conservation		Exempt	Staff Issuance	5/25/11
Master Plan Compliance		Yes	<i>RW</i>	7/1/11
Other (i.e., parks, historic preservation)				
Stormwater Management		Yes	Agency letter	12/15/10
Water and Sewer (WSSC)		Yes	Agency Comments	2/28/11
10-yr Water and Sewer Plan Compliance		Yes	Agency comments	3/16/11
Well and Septic		No	<i>RW</i>	7/1/11
Local Area Traffic Review		No	<i>RW</i>	7/1/11
Policy Area Mobility Review		No	<i>RW</i>	7/1/11
Transportation Management Agreement		No	<i>RW</i>	7/1/11
School Cluster in Moratorium?		No	<i>RW</i>	7/1/11
School Facilities Payment		Yes	<i>RW</i>	7/1/11
Fire and Rescue		Yes	Agency letter	4/11/11

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

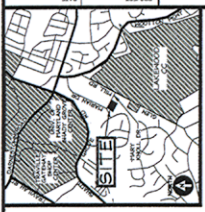
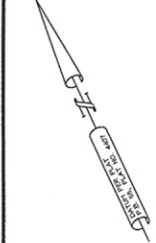
**GENERAL NOTES**

- 1) FRONT B.E.L. = 40 FT. (OR 100' LOT WIDTH)  
MIN. LOT AREA = 20,000 SQ. FT.  
MIN. LOT WIDTH AT B.E.L. = 100 FT.  
MIN. LOT WIDTH AT S.E.L. = 40 FT. MIN. 25 FT. TOTAL
- 2) WATER CATEGORY - 1 SUBS. CATEGORY - 3
- 3) BOUNDARY INFORMATION BASED ON AVAILABLE RECORDS
- 4) TOTAL LOT AREA: PROPOSED LOT 18 = 26,800 SQ. FT.  
PROPOSED LOT 20 = 24,000 SQ. FT.
- 5) PROPERTY SHOWN ON TAX MAPS FR84S AND FR 84S, ROCKVILLE, HANTING HILL ESTATES.
- 6) SITE IS LOCATED IN THE MATTS BRANCH WATERBARD.
- 7) LOCAL UTILITIES INCLUDE:  
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION  
GAS - WASHINGTON GAS

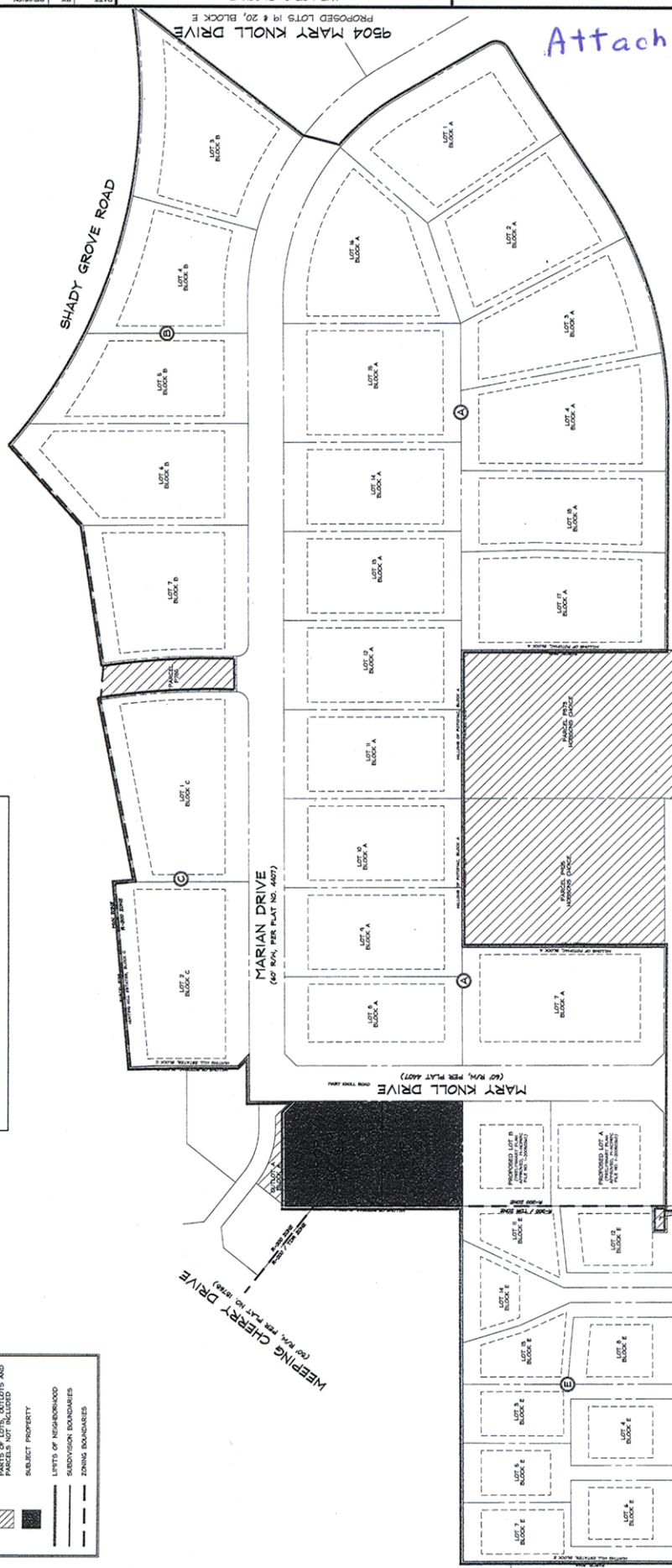
**LEGEND**



**NEIGHBORHOOD INDEX MAP**



9504 MARY KNOLL DRIVE  
PROPOSED LOTS 19 & 20, BLOCK E



**GLEN MILL ROAD**  
(70' R/W, PER PLAT NO. 2989)

**APPLICANT**  
DOR PAMILY TRUST  
ATTN: GRACE PARK, C/O  
ROCKVILLE, MD 20850-5448  
(301) 346-5103 PHONE/FAX

**ENGINEERING**  
CIVIL - SURVEYING - LAND PLANNING  
A DIVISION OF CAS ENGINEERS, INC.  
108 West Ridgeville Boulevard, Suite 101, Mount Airy, Maryland 21771  
DC Metro (301) 607-8031 FAX (301) 607-8045

**HUNTING HILL ESTATES**  
ROCKVILLE (4TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

DATE	BY	REVISION
02/02/09	DCL	INITIAL SUBMITTAL TO H-M-C-P-C
01/06/11	DCL	REVISION
04/11/11	DCL	REVISED NEIGHBORHOOD LOTS TO H-M-C-P-C
08/19/11	DCL	FINAL SUBMITTAL TO H-M-C-P-C

DATE	BY	REVISION
08-19-11	DCL	FINAL SUBMITTAL TO H-M-C-P-C
04/11/11	DCL	REVISION
01/06/11	DCL	REVISED NEIGHBORHOOD LOTS TO H-M-C-P-C
02/02/09	DCL	INITIAL SUBMITTAL TO H-M-C-P-C

SCALE: 1" = 80'  
CAS APPROVAL

Attachment 1

NOTE: THIS NEIGHBORHOOD MAP IS FOR GRAPHICAL REPRESENTATION ONLY. ALL LOT STATISTICS TAKEN FROM AVAILABLE RECORD PLATS.

Unsorted

**PROPOSED LOTS 19 & 20, BLOCK E**  
**ROCKVILLE, HUNTING HILL ESTATES**

CAS Project No. 08-196  
Comparable Lot Data Table (Unsorted)

Lot	Block	Subdivision	Frontage	Alignment	Lot Size	Lot Shape	Width at B.R.L.	Buildable Area
1	A	Hunting Hill Estates	169.20 Feet	corner	58,545 S.F.	rectangular	191.54 Feet	32,493 S.F.
2	A	Hunting Hill Estates	205.00 Feet	perpendicular	55,713 S.F.	rectangular	200.58 Feet	36,662 S.F.
3	A	Hunting Hill Estates	205.00 Feet	perpendicular	51,706 S.F.	rectangular	192.40 Feet	33,752 S.F.
4	A	Hunting Hill Estates	200.00 Feet	perpendicular	57,717 S.F.	rectangular	192.23 Feet	38,877 S.F.
7	A	Hunting Hill Estates	319.99 Feet	corner	67,779 S.F.	rectangular	340.84 Feet	39,754 S.F.
8	A	Hunting Hill Estates	280.00 Feet	corner	44,910 S.F.	rectangular	300.00 Feet	22,425 S.F.
9	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
10	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
11	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
12	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
13	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
14	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
15	A	Hunting Hill Estates	200.00 Feet	perpendicular	59,982 S.F.	rectangular	200.00 Feet	40,250 S.F.
16	A	Hunting Hill Estates	320.01 Feet	parallel	59,808 S.F.	rectangular	283.65 Feet	37,451 S.F.
17	A	Hunting Hill Estates	162.98 Feet	perpendicular	56,994 S.F.	rectangular	163.91 Feet	38,662 S.F.
18	A	Hunting Hill Estates	136.99 Feet	perpendicular	46,456 S.F.	rectangular	136.28 Feet	30,049 S.F.
3	B	Hunting Hill Estates	175.00 Feet	perpendicular	59,764 S.F.	rectangular	189.40 Feet	35,347 S.F.
4	B	Hunting Hill Estates	175.00 Feet	perpendicular	48,090 S.F.	rectangular	185.04 Feet	27,269 S.F.
5	B	Hunting Hill Estates	152.00 Feet	perpendicular	48,221 S.F.	rectangular	152.00 Feet	29,156 S.F.
6	B	Hunting Hill Estates	171.00 Feet	perpendicular	59,503 S.F.	rectangular	171.00 Feet	39,286 S.F.
7	B	Hunting Hill Estates	200.71 Feet	perpendicular	58,458 S.F.	rectangular	220.71 Feet	37,936 S.F.
1	C	Hunting Hill Estates	300.00 Feet	parallel	69,914 S.F.	rectangular	320.00 Feet	43,970 S.F.
2	C	Hunting Hill Estates	290.00 Feet	parallel	65,819 S.F.	rectangular	310.00 Feet	40,634 S.F.
3	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,529 S.F.	pipestem	100.00 Feet	10,399 S.F.
4	E	Hunting Hill Estates	112.37 Feet	perpendicular	20,000 S.F.	rectangular	112.37 Feet	9,435 S.F.
5	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,642 S.F.	pipestem	100.00 Feet	8,792 S.F.
6	E	Hunting Hill Estates	112.37 Feet	perpendicular	20,000 S.F.	rectangular	112.37 Feet	9,435 S.F.
7	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,574 S.F.	pipestem	100.00 Feet	10,399 S.F.
8	E	Hunting Hill Estates	112.57 Feet	perpendicular	20,032 S.F.	rectangular	112.57 Feet	9,443 S.F.
11	E	Hunting Hill Estates	25.00 Feet	perpendicular	21,206 S.F.	pipestem	100.00 Feet	9,613 S.F.
12	E	Hunting Hill Estates	100.32 Feet	perpendicular	20,034 S.F.	rectangular	112.32 Feet	10,462 S.F.

**PROPOSED LOTS 19 & 20, BLOCK E**  
**ROCKVILLE, HUNTING HILL ESTATES**

CAS Project No. 08-196  
 Comparable Lot Data Table (Unsorted)

Lot	Block	Subdivision	Frontage	Alignment	Lot Size	Lot Shape	Width at B.R.L.	Buildable Area
13	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,285 S.F.	pipestem	100.00 Feet	10,759 S.F.
14	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,940 S.F.	pipestem	100.00 Feet	6,416 S.F.
19	E	Hunting Hill Estates	144.20 Feet	perpendicular	28,820 S.F.	rectangular	160.27 Feet	14,822 S.F.
20	E	Hunting Hill Estates	136.41 Feet	perpendicular	24,107 S.F.	rectangular	136.41 Feet	11,879 S.F.
A	E	Hunting Hill Estates	151.81 Feet	corner	33,541 S.F.	rectangular	176.81 Feet	14,738 S.F.
B	E	Hunting Hill Estates	148.75 Feet	perpendicular	26,136 S.F.	rectangular	148.75 Feet	11,350 S.F.

1. Lot statistics taken from available record plats.
2. Parts of lots, outlots and parcels were not included.
3. 40' Front BRL (per R-200 Zone) assumed for buildable area calculations.
4. Lots A & B, Block E, Hunting Hill Estates are approved by the Planning Board, plat recordation pending.

## Sorted by Buildable Area

**PROPOSED LOTS 19 & 20, BLOCK E**  
**ROCKVILLE, HUNTING HILL ESTATES**

CAS Project No. 08-196

Comparable Lot Data Table (Sorted In Descending Order By Buildable Area)

Lot	Block	Subdivision	Frontage	Alignment	Lot Size	Lot Shape	Width at B.R.L.	Buildable Area
1	C	Hunting Hill Estates	300.00 Feet	parallel	69,914 S.F.	rectangular	320.00 Feet	43,970 S.F.
2	C	Hunting Hill Estates	290.00 Feet	parallel	65,819 S.F.	rectangular	310.00 Feet	40,634 S.F.
15	A	Hunting Hill Estates	200.00 Feet	perpendicular	59,982 S.F.	rectangular	200.00 Feet	40,250 S.F.
7	A	Hunting Hill Estates	319.99 Feet	corner	67,779 S.F.	rectangular	340.84 Feet	39,754 S.F.
6	B	Hunting Hill Estates	171.00 Feet	perpendicular	59,503 S.F.	rectangular	171.00 Feet	39,286 S.F.
4	A	Hunting Hill Estates	200.00 Feet	perpendicular	57,717 S.F.	rectangular	192.23 Feet	38,877 S.F.
17	A	Hunting Hill Estates	162.98 Feet	perpendicular	56,994 S.F.	rectangular	163.91 Feet	38,662 S.F.
7	B	Hunting Hill Estates	200.71 Feet	perpendicular	58,458 S.F.	rectangular	220.71 Feet	37,936 S.F.
16	A	Hunting Hill Estates	320.01 Feet	parallel	59,808 S.F.	rectangular	283.65 Feet	37,451 S.F.
2	A	Hunting Hill Estates	205.00 Feet	perpendicular	55,713 S.F.	rectangular	200.58 Feet	36,662 S.F.
3	B	Hunting Hill Estates	175.00 Feet	perpendicular	59,764 S.F.	rectangular	189.40 Feet	35,347 S.F.
3	A	Hunting Hill Estates	205.00 Feet	perpendicular	51,706 S.F.	rectangular	192.40 Feet	33,752 S.F.
1	A	Hunting Hill Estates	169.20 Feet	corner	58,545 S.F.	rectangular	191.54 Feet	32,493 S.F.
18	A	Hunting Hill Estates	136.99 Feet	perpendicular	46,456 S.F.	rectangular	136.28 Feet	30,049 S.F.
5	B	Hunting Hill Estates	152.00 Feet	perpendicular	48,221 S.F.	rectangular	152.00 Feet	29,156 S.F.
9	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
10	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
11	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
12	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
13	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
14	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
4	B	Hunting Hill Estates	175.00 Feet	perpendicular	48,090 S.F.	rectangular	185.04 Feet	27,269 S.F.
8	A	Hunting Hill Estates	280.00 Feet	corner	44,910 S.F.	rectangular	300.00 Feet	22,425 S.F.
19	E	Hunting Hill Estates	144.20 Feet	perpendicular	28,820 S.F.	rectangular	160.27 Feet	14,822 S.F.
A	E	Hunting Hill Estates	151.81 Feet	corner	33,541 S.F.	rectangular	176.81 Feet	14,738 S.F.
20	E	Hunting Hill Estates	136.41 Feet	perpendicular	24,107 S.F.	rectangular	136.41 Feet	11,879 S.F.
B	E	Hunting Hill Estates	148.75 Feet	perpendicular	26,136 S.F.	rectangular	148.75 Feet	11,350 S.F.
13	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,285 S.F.	pipestem	100.00 Feet	10,759 S.F.
12	E	Hunting Hill Estates	100.32 Feet	perpendicular	20,034 S.F.	rectangular	112.32 Feet	10,462 S.F.
3	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,529 S.F.	pipestem	100.00 Feet	10,399 S.F.
7	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,574 S.F.	pipestem	100.00 Feet	10,399 S.F.

**PROPOSED LOTS 19 & 20, BLOCK E  
ROCKVILLE, HUNTING HILL ESTATES**

CAS Project No. 08-196

Comparable Lot Data Table (Sorted In Descending Order By Buildable Area)

Lot	Block	Subdivision	Frontage	Alignment	Lot Size	Lot Shape	Width at B.R.L.	Buildable Area
11	E	Hunting Hill Estates	25.00 Feet	perpendicular	21,206 S.F.	pipestem	100.00 Feet	9,613 S.F.
8	E	Hunting Hill Estates	112.57 Feet	perpendicular	20,032 S.F.	rectangular	112.57 Feet	9,443 S.F.
4	E	Hunting Hill Estates	112.37 Feet	perpendicular	20,000 S.F.	rectangular	112.37 Feet	9,435 S.F.
6	E	Hunting Hill Estates	112.37 Feet	perpendicular	20,000 S.F.	rectangular	112.37 Feet	9,435 S.F.
5	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,642 S.F.	pipestem	100.00 Feet	8,792 S.F.
14	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,940 S.F.	pipestem	100.00 Feet	6,416 S.F.

1. Lot statistics taken from available record plats.
2. Parts of lots, outlots and parcels were not included.
3. 40' Front BRL (per R-200 Zone) assumed for buildable area calculations.
4. Lots A & B, Block E, Hunting Hill Estates are approved by the Planning Board, plat recordation pending.

Sorted by Lot Width

**PROPOSED LOTS 19 & 20, BLOCK E**  
**ROCKVILLE, HUNTING HILL ESTATES**

CAS Project No. 08-196

Comparable Lot Data Table (Sorted In Descending Order By Lot Width at B.R.L.)

Lot	Block	Subdivision	Frontage	Alignment	Lot Size	Lot Shape	Width at B.R.L.	Buildable Area
7	A	Hunting Hill Estates	319.99 Feet	corner	67,779 S.F.	rectangular	340.84 Feet	39,754 S.F.
1	C	Hunting Hill Estates	300.00 Feet	parallel	69,914 S.F.	rectangular	320.00 Feet	43,970 S.F.
2	C	Hunting Hill Estates	290.00 Feet	parallel	65,819 S.F.	rectangular	310.00 Feet	40,634 S.F.
8	A	Hunting Hill Estates	280.00 Feet	corner	44,910 S.F.	rectangular	300.00 Feet	22,425 S.F.
16	A	Hunting Hill Estates	320.01 Feet	parallel	59,808 S.F.	rectangular	283.65 Feet	37,451 S.F.
7	B	Hunting Hill Estates	200.71 Feet	perpendicular	58,458 S.F.	rectangular	220.71 Feet	37,936 S.F.
2	A	Hunting Hill Estates	205.00 Feet	perpendicular	55,713 S.F.	rectangular	200.58 Feet	36,662 S.F.
15	A	Hunting Hill Estates	200.00 Feet	perpendicular	59,982 S.F.	rectangular	200.00 Feet	40,250 S.F.
3	A	Hunting Hill Estates	205.00 Feet	perpendicular	51,706 S.F.	rectangular	192.40 Feet	33,752 S.F.
4	A	Hunting Hill Estates	200.00 Feet	perpendicular	57,717 S.F.	rectangular	192.23 Feet	38,877 S.F.
1	A	Hunting Hill Estates	169.20 Feet	corner	58,545 S.F.	rectangular	191.54 Feet	32,493 S.F.
3	B	Hunting Hill Estates	175.00 Feet	perpendicular	59,764 S.F.	rectangular	189.40 Feet	35,347 S.F.
4	B	Hunting Hill Estates	175.00 Feet	perpendicular	48,090 S.F.	rectangular	185.04 Feet	27,269 S.F.
A	E	Hunting Hill Estates	151.81 Feet	corner	33,541 S.F.	rectangular	176.81 Feet	14,738 S.F.
6	B	Hunting Hill Estates	171.00 Feet	perpendicular	59,503 S.F.	rectangular	171.00 Feet	39,286 S.F.
17	A	Hunting Hill Estates	162.98 Feet	perpendicular	56,994 S.F.	rectangular	163.91 Feet	38,662 S.F.
19	E	Hunting Hill Estates	144.20 Feet	perpendicular	28,820 S.F.	rectangular	160.27 Feet	14,822 S.F.
5	B	Hunting Hill Estates	152.00 Feet	perpendicular	48,221 S.F.	rectangular	152.00 Feet	29,156 S.F.
9	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
10	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
11	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
12	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
13	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
14	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
B	E	Hunting Hill Estates	148.75 Feet	perpendicular	26,136 S.F.	rectangular	148.75 Feet	11,350 S.F.
20	E	Hunting Hill Estates	136.41 Feet	perpendicular	24,107 S.F.	rectangular	136.41 Feet	11,879 S.F.
18	A	Hunting Hill Estates	136.99 Feet	perpendicular	46,456 S.F.	rectangular	136.28 Feet	30,049 S.F.
8	E	Hunting Hill Estates	112.57 Feet	perpendicular	20,032 S.F.	rectangular	112.57 Feet	9,443 S.F.
4	E	Hunting Hill Estates	112.37 Feet	perpendicular	20,000 S.F.	rectangular	112.37 Feet	9,435 S.F.
6	E	Hunting Hill Estates	112.37 Feet	perpendicular	20,000 S.F.	rectangular	112.37 Feet	9,435 S.F.
12	E	Hunting Hill Estates	100.32 Feet	perpendicular	20,034 S.F.	rectangular	112.32 Feet	10,462 S.F.



**PROPOSED LOTS 19 & 20, BLOCK E  
ROCKVILLE, HUNTING HILL ESTATES**

CAS Project No. 08-196

Comparable Lot Data Table (Sorted In Descending Order By Lot Width at B.R.L.)

Lot	Block	Subdivision	Frontage	Alignment	Lot Size	Lot Shape	Width at B.R.L.	Buildable Area
13	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,285 S.F.	pipestem	100.00 Feet	10,759 S.F.
3	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,529 S.F.	pipestem	100.00 Feet	10,399 S.F.
7	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,574 S.F.	pipestem	100.00 Feet	10,399 S.F.
11	E	Hunting Hill Estates	25.00 Feet	perpendicular	21,206 S.F.	pipestem	100.00 Feet	9,613 S.F.
5	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,642 S.F.	pipestem	100.00 Feet	8,792 S.F.
14	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,940 S.F.	pipestem	100.00 Feet	6,416 S.F.

1. Lot statistics taken from available record plats.
2. Parts of lots, outlots and parcels were not included.
3. 40' Front BRL (per R-200 Zone) assumed for buildable area calculations.
4. Lots A & B, Block E, Hunting Hill Estates are approved by the Planning Board, plat recordation pending.

Sorted by Lot Size

**PROPOSED LOTS 19 & 20, BLOCK E**  
**ROCKVILLE, HUNTING HILL ESTATES**

CAS Project No. 08-196

Comparable Lot Data Table (Sorted In Descending Order By Lot Size)

Lot	Block	Subdivision	Frontage	Alignment	Lot Size	Lot Shape	Width at B.R.L.	Buildable Area
1	C	Hunting Hill Estates	300.00 Feet	parallel	69,914 S.F.	rectangular	320.00 Feet	43,970 S.F.
7	A	Hunting Hill Estates	319.99 Feet	corner	67,779 S.F.	rectangular	340.84 Feet	39,754 S.F.
2	C	Hunting Hill Estates	290.00 Feet	parallel	65,819 S.F.	rectangular	310.00 Feet	40,634 S.F.
15	A	Hunting Hill Estates	200.00 Feet	perpendicular	59,982 S.F.	rectangular	200.00 Feet	40,250 S.F.
16	A	Hunting Hill Estates	320.01 Feet	parallel	59,808 S.F.	rectangular	283.65 Feet	37,451 S.F.
3	B	Hunting Hill Estates	175.00 Feet	perpendicular	59,764 S.F.	rectangular	189.40 Feet	35,347 S.F.
6	B	Hunting Hill Estates	171.00 Feet	perpendicular	59,503 S.F.	rectangular	171.00 Feet	39,286 S.F.
1	A	Hunting Hill Estates	169.20 Feet	corner	58,545 S.F.	rectangular	191.54 Feet	32,493 S.F.
7	B	Hunting Hill Estates	200.71 Feet	perpendicular	58,458 S.F.	rectangular	220.71 Feet	37,936 S.F.
4	A	Hunting Hill Estates	200.00 Feet	perpendicular	57,717 S.F.	rectangular	192.23 Feet	38,877 S.F.
17	A	Hunting Hill Estates	162.98 Feet	perpendicular	56,994 S.F.	rectangular	163.91 Feet	38,662 S.F.
2	A	Hunting Hill Estates	205.00 Feet	perpendicular	55,713 S.F.	rectangular	200.58 Feet	36,662 S.F.
3	A	Hunting Hill Estates	205.00 Feet	perpendicular	51,706 S.F.	rectangular	192.40 Feet	33,752 S.F.
5	B	Hunting Hill Estates	152.00 Feet	perpendicular	48,221 S.F.	rectangular	152.00 Feet	29,156 S.F.
4	B	Hunting Hill Estates	175.00 Feet	perpendicular	48,090 S.F.	rectangular	185.04 Feet	27,269 S.F.
18	A	Hunting Hill Estates	136.99 Feet	perpendicular	46,456 S.F.	rectangular	136.28 Feet	30,049 S.F.
9	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
10	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
11	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
12	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
13	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
14	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
8	A	Hunting Hill Estates	280.00 Feet	corner	44,910 S.F.	rectangular	300.00 Feet	22,425 S.F.
A	E	Hunting Hill Estates	151.81 Feet	corner	33,541 S.F.	rectangular	176.81 Feet	14,738 S.F.
19	E	Hunting Hill Estates	144.20 Feet	perpendicular	28,820 S.F.	rectangular	160.27 Feet	14,822 S.F.
B	E	Hunting Hill Estates	148.75 Feet	perpendicular	26,136 S.F.	rectangular	148.75 Feet	11,350 S.F.
20	E	Hunting Hill Estates	136.41 Feet	perpendicular	24,107 S.F.	rectangular	136.41 Feet	11,879 S.F.
14	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,940 S.F.	pipestem	100.00 Feet	6,416 S.F.
5	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,642 S.F.	pipestem	100.00 Feet	8,792 S.F.
7	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,574 S.F.	pipestem	100.00 Feet	10,399 S.F.
3	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,529 S.F.	pipestem	100.00 Feet	10,399 S.F.

**PROPOSED LOTS 19 & 20, BLOCK E**  
**ROCKVILLE, HUNTING HILL ESTATES**

CAS Project No. 08-196

Comparable Lot Data Table (Sorted In Descending Order By Lot Size)

Lot	Block	Subdivision	Frontage	Alignment	Lot Size	Lot Shape	Width at B.R.L.	Buildable Area
13	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,285 S.F.	pipestem	100.00 Feet	10,759 S.F.
11	E	Hunting Hill Estates	25.00 Feet	perpendicular	21,206 S.F.	pipestem	100.00 Feet	9,613 S.F.
12	E	Hunting Hill Estates	100.32 Feet	perpendicular	20,034 S.F.	rectangular	112.32 Feet	10,462 S.F.
8	E	Hunting Hill Estates	112.57 Feet	perpendicular	20,032 S.F.	rectangular	112.57 Feet	9,443 S.F.
4	E	Hunting Hill Estates	112.37 Feet	perpendicular	20,000 S.F.	rectangular	112.37 Feet	9,435 S.F.
6	E	Hunting Hill Estates	112.37 Feet	perpendicular	20,000 S.F.	rectangular	112.37 Feet	9,435 S.F.

1. Lot statistics taken from available record plats.
2. Parts of lots, outlots and parcels were not included.
3. 40' Front BRL (per R-200 Zone) assumed for buildable area calculations.
4. Lots A & B, Block E, Hunting Hill Estates are approved by the Planning Board, plat recordation pending.

Sorted by Lot Frontage

**PROPOSED LOTS 19 & 20, BLOCK E**

**ROCKVILLE, HUNTING HILL ESTATES**

CAS Project No. 08-196

Comparable Lot Data Table (Sorted In Descending Order By Lot Frontage)

Lot	Block	Subdivision	Frontage	Alignment	Lot Size	Lot Shape	Width at B.R.L.	Buildable Area
16	A	Hunting Hill Estates	320.01 Feet	parallel	59,808 S.F.	rectangular	283.65 Feet	37,451 S.F.
7	A	Hunting Hill Estates	319.99 Feet	corner	67,779 S.F.	rectangular	340.84 Feet	39,754 S.F.
1	C	Hunting Hill Estates	300.00 Feet	parallel	69,914 S.F.	rectangular	320.00 Feet	43,970 S.F.
2	C	Hunting Hill Estates	290.00 Feet	parallel	65,819 S.F.	rectangular	310.00 Feet	40,634 S.F.
8	A	Hunting Hill Estates	280.00 Feet	corner	44,910 S.F.	rectangular	300.00 Feet	22,425 S.F.
2	A	Hunting Hill Estates	205.00 Feet	perpendicular	55,713 S.F.	rectangular	200.58 Feet	36,662 S.F.
3	A	Hunting Hill Estates	205.00 Feet	perpendicular	51,706 S.F.	rectangular	192.40 Feet	33,752 S.F.
7	B	Hunting Hill Estates	200.71 Feet	perpendicular	58,458 S.F.	rectangular	220.71 Feet	37,936 S.F.
15	A	Hunting Hill Estates	200.00 Feet	perpendicular	59,982 S.F.	rectangular	200.00 Feet	40,250 S.F.
4	A	Hunting Hill Estates	200.00 Feet	perpendicular	57,717 S.F.	rectangular	192.23 Feet	38,877 S.F.
3	B	Hunting Hill Estates	175.00 Feet	perpendicular	59,764 S.F.	rectangular	189.40 Feet	35,347 S.F.
4	B	Hunting Hill Estates	175.00 Feet	perpendicular	48,090 S.F.	rectangular	185.04 Feet	27,269 S.F.
6	B	Hunting Hill Estates	171.00 Feet	perpendicular	59,503 S.F.	rectangular	171.00 Feet	39,286 S.F.
1	A	Hunting Hill Estates	169.20 Feet	corner	58,545 S.F.	rectangular	191.54 Feet	32,493 S.F.
17	A	Hunting Hill Estates	162.98 Feet	perpendicular	56,994 S.F.	rectangular	163.91 Feet	38,662 S.F.
5	B	Hunting Hill Estates	152.00 Feet	perpendicular	48,221 S.F.	rectangular	152.00 Feet	29,156 S.F.
A	E	Hunting Hill Estates	151.81 Feet	corner	33,541 S.F.	rectangular	176.81 Feet	14,738 S.F.
9	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
10	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
11	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
12	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
13	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
14	A	Hunting Hill Estates	150.00 Feet	perpendicular	44,997 S.F.	rectangular	150.00 Feet	28,750 S.F.
B	E	Hunting Hill Estates	148.75 Feet	perpendicular	26,136 S.F.	rectangular	148.75 Feet	11,350 S.F.
19	E	Hunting Hill Estates	144.20 Feet	perpendicular	28,820 S.F.	rectangular	160.27 Feet	14,822 S.F.
18	A	Hunting Hill Estates	136.99 Feet	perpendicular	46,456 S.F.	rectangular	136.28 Feet	30,049 S.F.
20	E	Hunting Hill Estates	136.41 Feet	perpendicular	24,107 S.F.	rectangular	136.41 Feet	11,879 S.F.
8	E	Hunting Hill Estates	112.57 Feet	perpendicular	20,032 S.F.	rectangular	112.57 Feet	9,443 S.F.
4	E	Hunting Hill Estates	112.37 Feet	perpendicular	20,000 S.F.	rectangular	112.37 Feet	9,435 S.F.
6	E	Hunting Hill Estates	112.37 Feet	perpendicular	20,000 S.F.	rectangular	112.37 Feet	9,435 S.F.
12	E	Hunting Hill Estates	100.32 Feet	perpendicular	20,034 S.F.	rectangular	112.32 Feet	10,462 S.F.

**PROPOSED LOTS 19 & 20, BLOCK E**  
**ROCKVILLE, HUNTING HILL ESTATES**

CAS Project No. 08-196

Comparable Lot Data Table (Sorted in Descending Order By Lot Frontage)

Lot	Block	Subdivision	Frontage	Alignment	Lot Size	Lot Shape	Width at B.R.L.	Buildable Area
14	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,940 S.F.	pipestem	100.00 Feet	6,416 S.F.
5	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,642 S.F.	pipestem	100.00 Feet	8,792 S.F.
7	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,574 S.F.	pipestem	100.00 Feet	10,399 S.F.
3	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,529 S.F.	pipestem	100.00 Feet	10,399 S.F.
13	E	Hunting Hill Estates	25.00 Feet	perpendicular	22,285 S.F.	pipestem	100.00 Feet	10,759 S.F.
11	E	Hunting Hill Estates	25.00 Feet	perpendicular	21,206 S.F.	pipestem	100.00 Feet	9,613 S.F.

1. Lot statistics taken from available record plats.
2. Parts of lots, outlots and parcels were not included.
3. 40' Front BRL (per R-200 Zone) assumed for buildable area calculations.
4. Lots A & B, Block E, Hunting Hill Estates are approved by the Planning Board, plat recordation pending.