




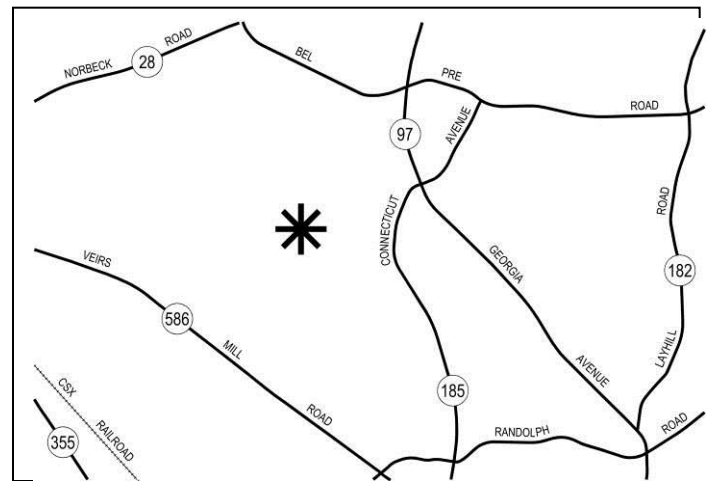
Pre-Preliminary Plan No. 720130110, Wheaton Woods

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Completed: 10/25/13

Description

- Request for Planning Board advice for a proposed six-lot resubdivision;
- 4610 Landgreen Street;
- Zoned R-90; 4.08 acres;
- Currently one lot with a Special Exception for a community swimming pool;
- 1994 *Aspen Hill Master Plan*;
- Applicant: Wheaton Woods Swimming Pool Corporation;
- Filing date: 09/11/2013



Summary

The Applicant is seeking non-binding advice on the following three issues in regard to the proposed six-lot resubdivision:

- The resubdivision criteria require all resubdivided lots to be of the same character regarding street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision. Since one of the proposed six lots will retain the community swimming pool, a public use, the Applicant requests the Board’s confirmation that it would continue to be not subject to resubdivision criteria. The Planning Board has, in other similar cases in the past, interpreted such a lot to not be subject to the resubdivision criteria because it is for an existing nonresidential use.
- The second issue pertains to the street frontage of new lots. One of the proposed lots would create the smallest street frontage in the neighborhood (59 feet compared to the existing smallest frontage of 60 feet). Staff believes that either a lot line adjustment to bring this frontage to 60 feet or a waiver per Section 50-38 can address this issue.
- Section 50-35(n) of the Subdivision Regulations states that “the Board may, with the consent of the Montgomery County Departments of Transportation (MCDOT) and Permitting Services (DPS), require a developer to provide a reasonable amount of off-site sidewalks or sidewalk improvements.” The Applicant disagrees with MCDOT’s recommendation to replace the existing four-foot sidewalks with five-foot sidewalks on Landgreen Street from the Subject Site to Marianna Drive. Staff agrees with the Applicant that tearing up the existing sidewalks to widen them to five-feet would be an unnecessary burden and that ADA compliance could be accomplished through alternate measures.

SITE DESCRIPTION

The Subject Property is located west of the intersection of Marianna Drive and Landgreen Street within the 1994 *Aspen Hill Master Plan*. The western-most segment of Landgreen Street dead-ends at the Subject Property. The approximately four-acre parcel is in the R-90 Zone and improved with the Wheaton Woods Community Swimming Pool and accompanying surface parking areas and recreational lawn under a Special Exception (No. 434). The Subject Property is surrounded by one-family detached houses on lots ranging from 7,500 to 24,500 square feet, as well as Brookhaven Elementary School directly to the north, all of which are within the R-90 Zone.



Figure 1: Subject Property and the Surrounding Area

The Property, located in the Lower Rock Creek Watershed, contains multiple trees around the perimeter of the existing swimming pool as well as clustered throughout the northern portion of the Property but no streams or wetlands on the site.

PROPOSAL

The Applicant is seeking non-binding advice from the Planning Board for the proposed resubdivision of the approximately 4-acre parcel into six lots: five lots for single-family detached houses; and one lot to retain the existing community swimming pool. The proposed development will be accessed through the extension of the 60-foot right-of-way of Landgreen Street into the new subdivision.



Figure 3: Proposed Resubdivision

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

Of the six lots proposed, one lot will continue to have the existing community swimming pool and associated parking. In accordance with the Planning Board's previous interpretation and policy on other such cases, the proposed community use lot is not subject to the resubdivision criteria stated in Section 50-29(b)(2), because it is for an existing non-residential use; therefore, it is not included in the resubdivision analysis. The remaining five residential lots are subject to the resubdivision criteria.

Major Issues

There are three issues with the proposed resubdivision that need the Planning Board's advice: street frontage; lot size consistency with the existing lots in the neighborhood; and replacement of the existing four-foot sidewalks along Landgreen Street with new five-foot sidewalks.

Street Frontage

Section 50-29(a)(2) of the Subdivision Regulations requires street frontage in a resubdivision to be in character with the size of existing lots in the neighborhood. Proposed lot 3 would create the smallest street frontage within the delineated neighborhood (59 feet compared to the current smallest street frontage of 60 feet). Staff recommends that, if feasible, the applicant adjust proposed lot lines to maintain consistency with the existing neighborhood frontages that range between 60 and 245 feet. If that is not feasible, the applicant may request a waiver from the Planning Board pursuant to Section 50-38.

Lot Size

Section 50-29(a)(2) of the Subdivision Regulations requires lot size in a resubdivision to be in character with the size of existing lots in the neighborhood. The Subject Property is currently the largest single lot in the delineated neighborhood. Proposed single-family lots 1, 2, 3 and 5 are consistent in size with the majority of lots in the neighborhood, which range between 9,000 square feet and 11,500 square feet (see Attachment D). Proposed lot 4 is on the larger side at 21,191 square feet; however, it would not be the largest lot in the defined neighborhood. At 24,471 square feet, Lot 11 on Block 32 located on the south side of Kemper Street, is larger than the proposed lot 4 (and of the same shape as lot 4, addressed further in the analysis section below). Overall, with the proposed resubdivision, the Subject Property becomes more in character with the surrounding neighborhood.

Off-site Sidewalks or Sidewalk Improvements

Section 50-35(n) of the Subdivision Regulations states that “the Board may, with the consent of the Departments of Transportation and Permitting Services, require a developer to provide a reasonable amount of off-site sidewalks or sidewalk improvements. Off-site sidewalks or sidewalk improvements may be required to provide necessary connections from the proposed development to an existing sidewalk, an existing or proposed bus or other public transit stop, or a public facility that either exists or is recommended in the area master plan, that the Board finds will be used by residents or users of the development, or for handicapped access.”

The Montgomery County Department of Transportation (MCDOT) has recommended that the Applicant bring the existing four-foot wide sidewalks along Landgreen Street from the proposed development to Marianna Drive up to ADA standards (see Figure 4 on the following page). Recommendations to accomplish this include replacing the existing four-foot wide sidewalks with new five-foot sidewalks with ADA curb ramps at the intersection, or provide apron areas within the public right-of-way. The existing four-foot wide sidewalks along Landgreen Street are in good condition (see Images 1 and 2 on the following page) and are representative of the sidewalk network within the immediate neighborhood, and numerous existing driveways may serve the purpose of the aprons. For these reasons, the applicant does not agree with the MCDOT recommendation to replace the existing four-foot sidewalks with five-foot sidewalks. Staff agrees that requiring the Applicant to tear up the existing sidewalks to widen them to five-feet would be an unnecessary burden given the condition of the sidewalks and the existing sidewalk network throughout the neighborhood.

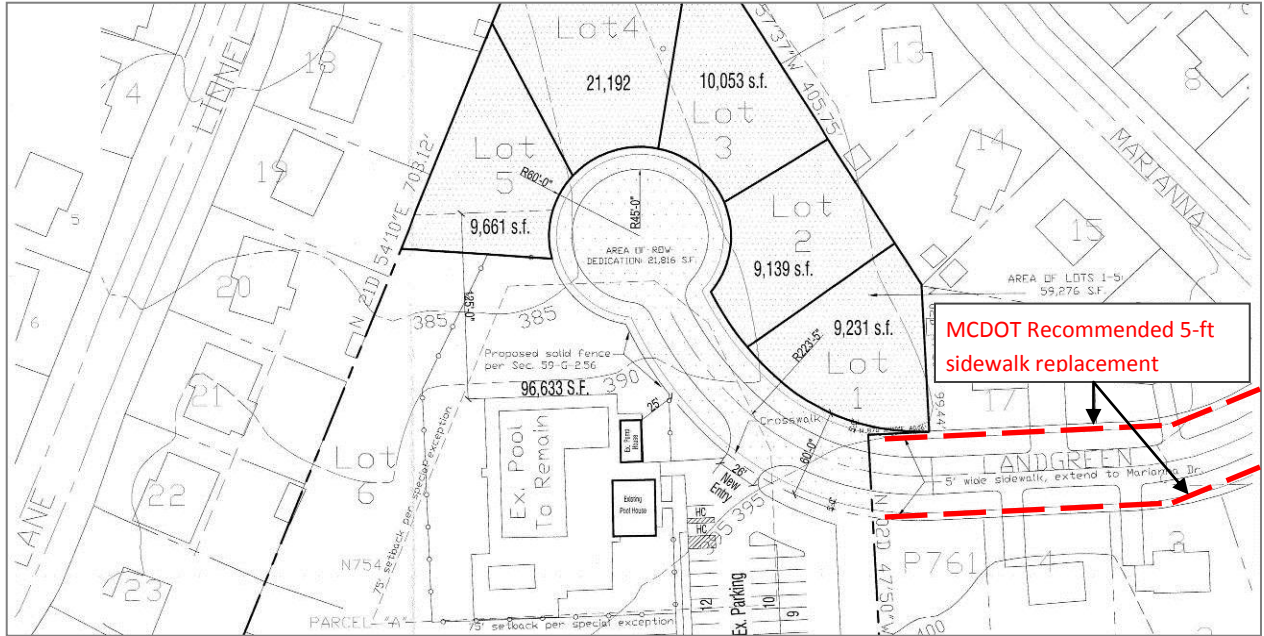


Figure 4: Recommended Off-site Sidewalk Improvement Area



Image 1: Existing Sidewalks North Side Landgreen Street, View West

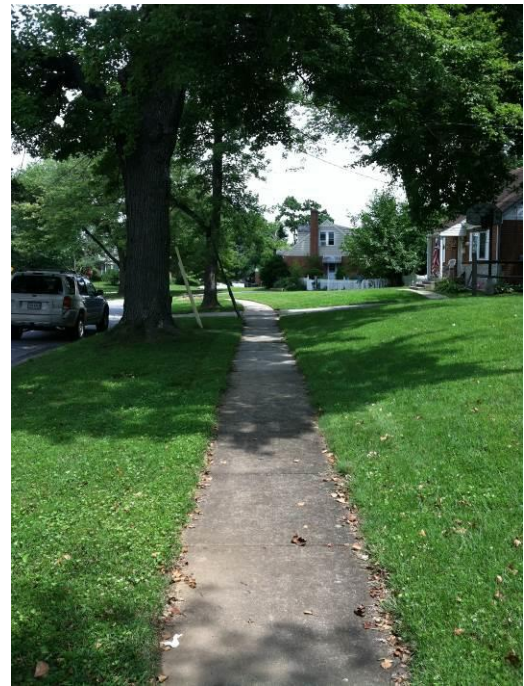


Image 2: Existing Sidewalks South Side Landgreen Street, View East

ANALYSIS

In administering §50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate “neighborhood” for evaluating an application. In this instance, the neighborhood defined by the Applicant, and agreed to by staff, consists of 96 lots and includes lots fronting on Marianna Drive, Kemper Street, Lionel Lane, and Loree Lane (see Figure 5). All of the lots in the defined neighborhood are zoned R-90, and provide an adequate sample and development pattern of the area.

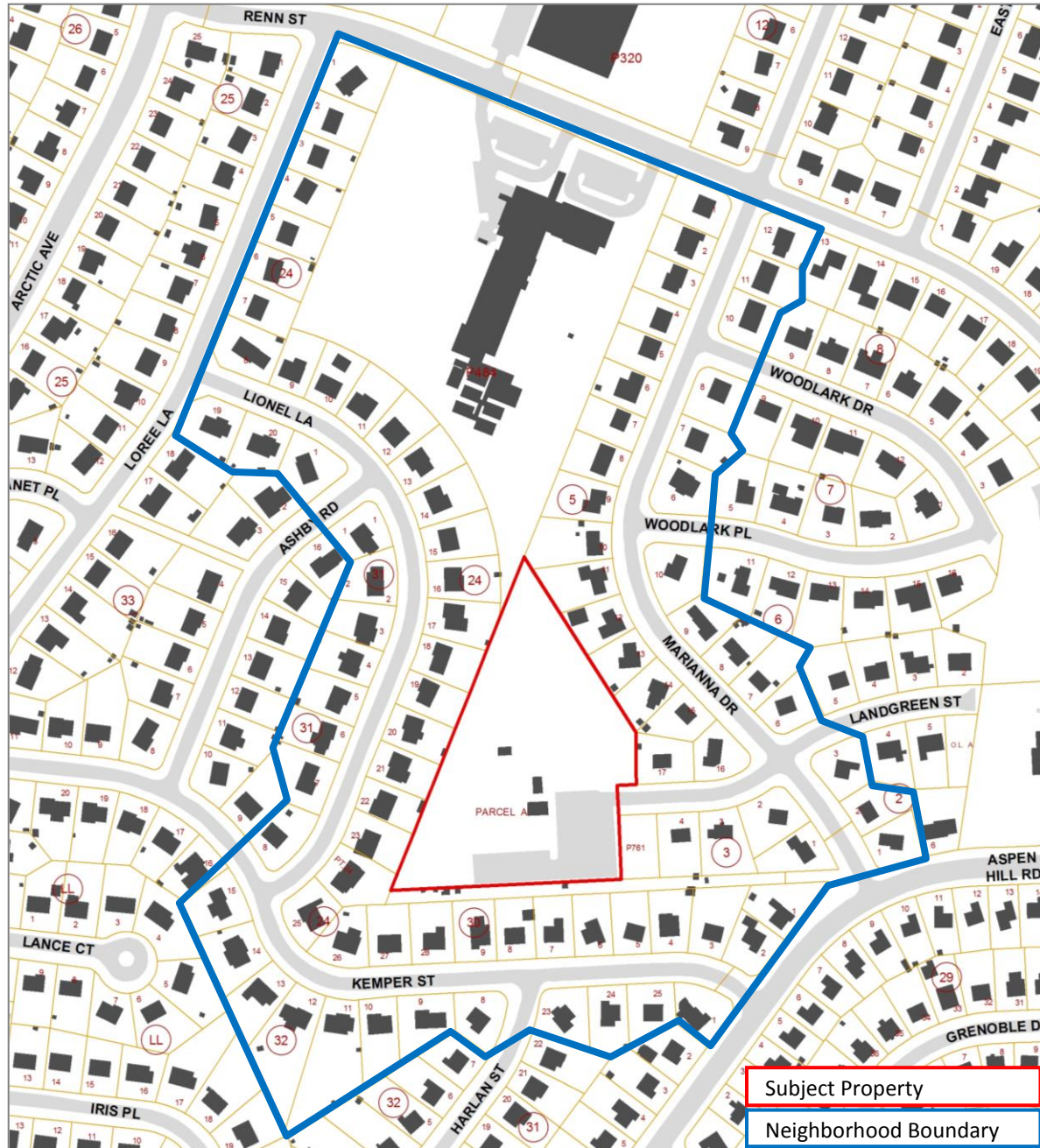


Figure 5: Surrounding Neighborhood

For the purposes of this analysis, staff applied the resubdivision criteria for frontage, alignment, size, shape, width, area, and suitability for residential use to the proposed six-lot resubdivision and compared it to the delineated neighborhood. Staff found the following characteristics of the lots in the defined neighborhood:

Frontage: Street frontages of the existing lots range from 60 feet to 245 feet. Thirteen of the existing lots have frontage of 69 feet or less, fifty-two of the lots have frontage between 70 feet and 100 feet, while the remaining thirty-one of the existing lots have frontage greater than 100 feet. **The street frontages for the proposed single-family lots range from 59 feet to 138 feet. The proposed layout would create one lot with the smallest street frontage in the delineated neighborhood.**

Alignment: The existing lots in the neighborhood include a mix of perpendicular, angled, and corner lots. **The proposed lots are perpendicular and angled and seem to be of the same character as existing lots with respect to the alignment criterion.**

Size: Existing lot sizes range from 9,000 to 24,471 square feet. Seventy-nine lots range between 9,000 and 11,500 square feet, and the remaining seventeen lots range between 11,501 and 24,500 square feet. **The proposed single-family lots in the new subdivision are consistent with the delineated neighborhood, ranging from 9,139 square feet to 21,191 square feet.**

Shape: The defined neighborhood consists of several different lot shapes: rectangular, wedge, and irregular. Fifty-nine lots, or 61% of the lots, in the neighborhood are rectangular and wedge. The remaining thirty-seven lots are primarily irregular or corner lots. **The dominant shape of the proposed single-family lots is wedge, which is consistent with the delineated neighborhood.**

Width: The lots in the delineated neighborhood range from 71 feet to 191 feet in width. Thirty-six of the lots have widths of 71 feet to 75 feet, thirty lots have widths of 76 feet to 100 feet, and the remaining thirty lots have widths greater than 100 feet. **The proposed Lots have widths between 78 feet and 113 feet. As currently outlined, the proposed lots will be in character with existing lots in the neighborhood with respect to width.**

Area: The buildable area of lots in the defined neighborhood ranges from 2,261 square feet to 13,032 square feet. **The buildable area of the proposed single-family lots ranges from 2,341 square feet to 10,532 square feet, which falls within the range of the existing neighborhood.**

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

COMPLIANCE WITH PREVIOUS APPROVALS

All applicable provisions outlined in the July 1956 Opinion of the Board of Appeals for Special Exception 434 must be met, including but not limited to:

- a. "The swimming pool shall not at any point be closer than 75 feet from the nearest property line nor closer than 125 feet from any existing single-family or two-family dwelling, provided that where the lot upon which it is located abuts a railroad right-of-way, publicly owned land (not including streets), or land in a Commercial or Industrial Zone, said pool may be constructed not less than 25 feet at any point from such railroad right-of-way or publicly owned land..."
- b. "When the lot on which any such pool is located abuts the rear or side lot line or, is across the street from, a land in any Residential Zone, other than publicly owned land, a wall, fence, or shrubbery shall be erected or planted so as substantially to screen such pool from view from the nearest property of such land in a Residential Zone."

The Applicant submitted a request to amend Special Exception 434 with the Montgomery County Board of Appeals ("BOA") to reflect the proposed resubdivision plan. The amendment was heard by the Board of Appeals on September 25, 2013. At the time of this Staff Report, the BOA has not yet made available the Resolution.

CITIZEN CORRESPONDENCE

The Applicant has met all required noticing and pre-submission meeting requirements. Staff received email correspondence from one neighbor residing at 13717 Lionel Lane, Rockville, MD (see Attachment E) in favor of redeveloping single-family homes on the property. However, he does have concerns over a possible blocked drain adjacent to his property which results in water runoff and flooding on his property as well as the number of proposed single-family lots.

CONCLUSION

Staff supports the proposed six-lot resubdivision. The subdivision is consistent with the character of lots and pattern of the surrounding neighborhood. With regard to the replacement of the existing sidewalks from the eastern edge of the proposed subdivision on Landgreen Street to Marianna Drive, Staff concurs with the Applicant that the existing sidewalks are in good to excellent condition. Staff believes that requiring the Applicant to replace them with five-foot wide sidewalks would be an unnecessary burden given the condition of the sidewalks and the existing sidewalk network in the neighborhood is of four-foot wide sidewalks. Staff would support the installation of five-foot wide sidewalks for the proposed development's frontage tying into the existing four-foot wide sidewalks on Landgreen Street.

ATTACHMENTS

Attachment A: Original Subdivision, Aspen Knolls, as recorded in 1955

Attachment B: Resubdivision, Wheaton Woods Swimming Pool Corp., as recorded in 1957

Attachment C: Proposed Preliminary Plan

Attachment D: Neighborhood Comparison

Attachment E: Citizen Correspondence

MARYLAND - NATIONAL CAPITAL PARK & PLANNING COMMISSION
 Approved OCTOBER 13, 1955
Carlton Taylor Chairman
John F. Kibler Secretary-Treasurer
 M-N-C-P-R-C Record File No. 153-30

Plat	No.	Radius	Ch	A.B.C.	Tangent	Chord	Chord Bearing
4	1	125.00	52° 30' 00"	322.87	125.00	240.88	N54° 30' 45" W
4	2	125.00	82° 00' 00"	31.67	125.00	240.88	N54° 30' 45" W
5	8	20.00	82° 00' 00"	31.67	20.00	24.38	N44° 30' 45" W
5	9	125.00	44° 42' 00"	250.73	125.00	243.87	N72° 58' 51" W

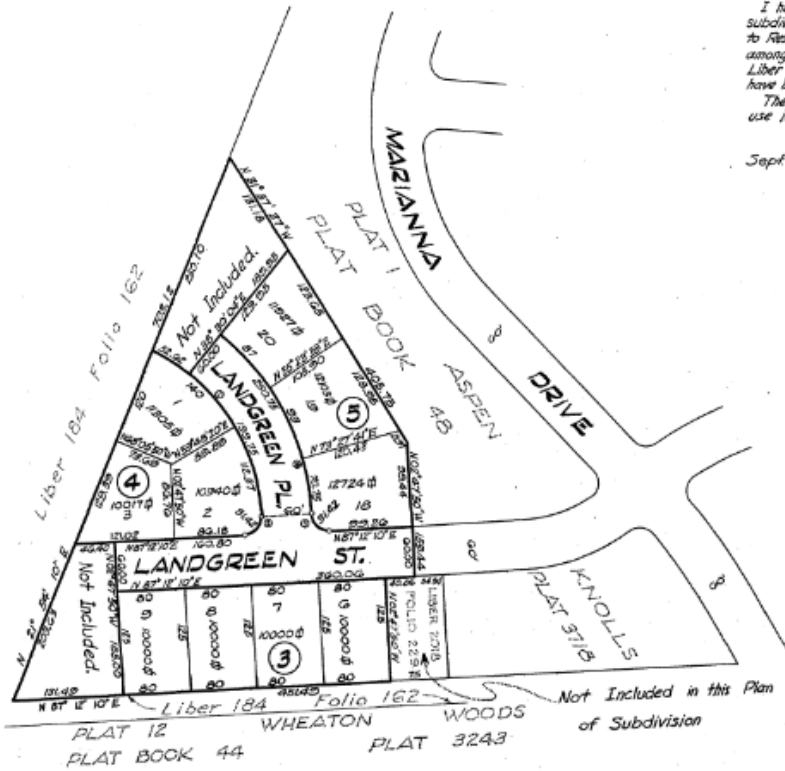
PLAT No 4300

ENGINEER'S CERTIFICATE

I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the lands conveyed by James H. Austin III to Resno Corporation by deed dated April 5, 1954, and recorded among the Land Records of Montgomery County, Maryland, in Liber 180B, at Folio 30G; and that iron pipe shown thus: \odot , have been placed where indicated.
 The total area of all streets on this plat dedicated to public use is 30,450 square feet.

Sept 26, 1955

Thomas G. Oyster
 THOMAS G. OYSTER
 Registered Land Surveyor No. 1673



OWNERS' DEDICATION

We, RESNO CORPORATION, a Maryland Corporation, by A.M. Lerner, Vice-President, and Ed. Noyes, Secretary, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets to public use.

Sept 22, 1955
 By *A.M. Lerner* A.M. Lerner - Vice President
 Attest: *Ed. Noyes* Ed. Noyes - Secretary

Sept 22, 1955 We assent to this plan of subdivision:
W. C. House Witness
Milton F. Clegg Milton F. Clegg, Trustee
W. C. House Witness
A.S. Gardner, Jr. A.S. Gardner, Jr., Trustee



PLAT - 5
ASPEN KNOLLS

MONTGOMERY COUNTY, MARYLAND
 SCALE 1"=100'
 Sept, 1955
THOMAS G. OYSTER & ASSOCIATES
 2419 REEDS DRIVE
 WHEATON TRIANGLE
 SILVER SPRING, MD.

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 Approved January 30, 1957
 ACT. CHAIRMAN: *Sedney McElwain*
 SECRETARY: *Gen. P. M. ...*
 M. N. C. P. & P. C. RECORD FILE NO. 157-22

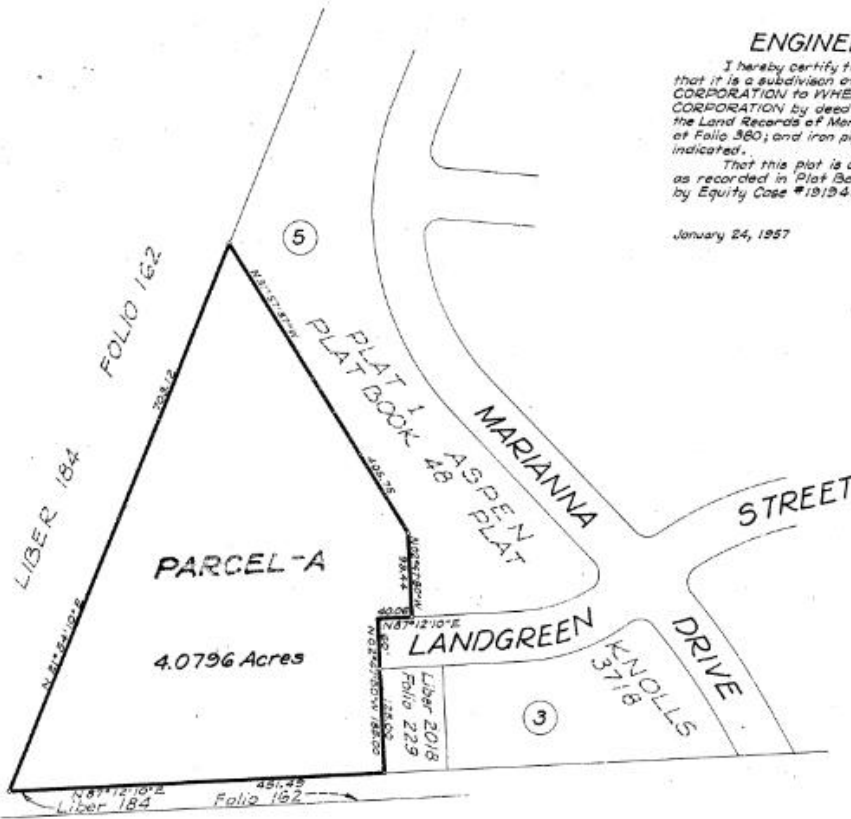
PLAT No 4803

ENGINEER'S CERTIFICATE

I hereby certify that the plan shown hereon is correct; that it is a subdivision of all of the lands conveyed by REBNO CORPORATION to WHEATON WOODS SWIMMING POOL CORPORATION by deed dated August 6, 1956, and recorded among the Land Records of Montgomery County, Maryland, in Liber 224, of Folio 380; and iron pipe shown thus \cap , have been placed where indicated.
 That this plat is a resubdivision of Plat 5, ASPEN KNOLLS, as recorded in Plat Book 54 on Plat 4300, which was abandoned by Equity Case #19194.

January 24, 1957

Wayne C. Greathouse
 WAYNE C. GREATHOUSE
 REGISTERED LAND SURVEYOR, NO. NO 2848



PLAT 12 WHEATON WOODS
 PLAT BOOK 44 PLAT 3243

OWNER'S DEDICATION

We, WHEATON WOODS SWIMMING POOL CORPORATION, a Maryland Corporation, by Bernard Edelman, President, and Louis C. Leopard, Secretary, owners of the property shown and described hereon, hereby adopt this plan of subdivision and establish the minimum building restriction lines.
 There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision.

WHEATON WOODS SWIMMING POOL CORPORATION
 January 24, 1957

By: *Bernard Edelman* Attest: *Louis C. Leopard*
 Bernard Edelman, President Louis C. Leopard, Secretary

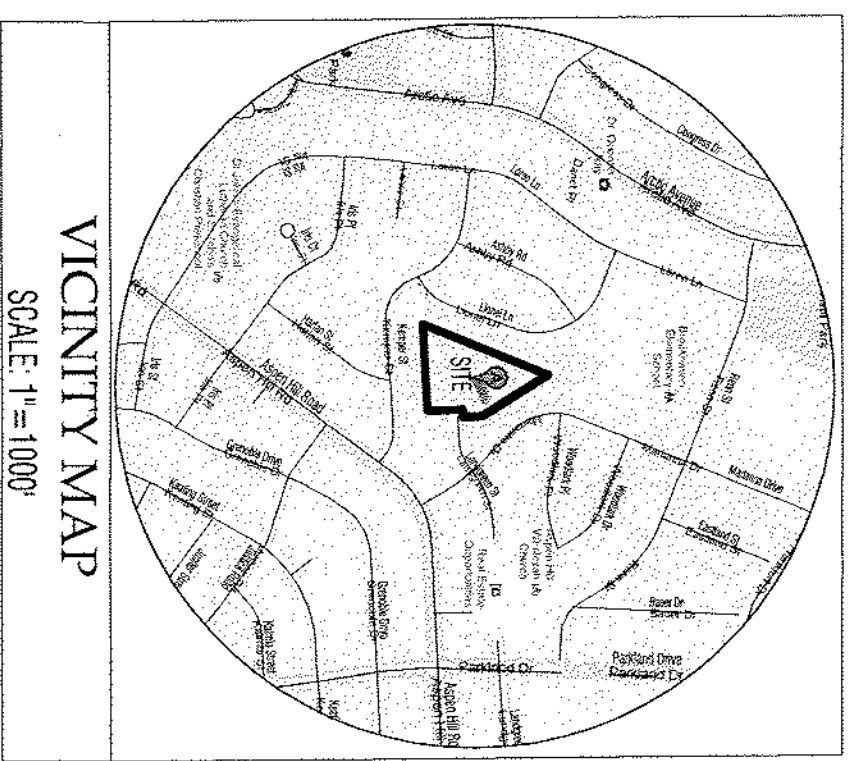
FILED
 FEB 11 1957

**PARCEL-A
 WHEATON WOODS
 SWIMMING POOL CORPORATION**

MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100' JANUARY, 1957

THOMAS G. OYSTER & ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 2419 REEDIE DRIVE
 WHEATON TRIANGLE
 SILVER SPRING, MARYLAND

1339 J2



- GENERAL NOTES**
SCALE: 1" = 100'
1. Total Project Area: 4,000 Acres
 2. Zoning: IS-R-90
 3. Water Category: W-1 Sewer Category S-1
 4. Aspen Hill and Vicinity Master Plan Area
 5. Rock Creek Watershed
 6. Servicing utilities for the site are: Water & Sewer - WSSC, Electric - Potomac Electric Power Co., Gas - Verizon
 7. Boundary by Oyster, Inuz and Percival, Inc.
 8. 200 scale Base Map #718W04
 9. Shown on Tax Map HR 342

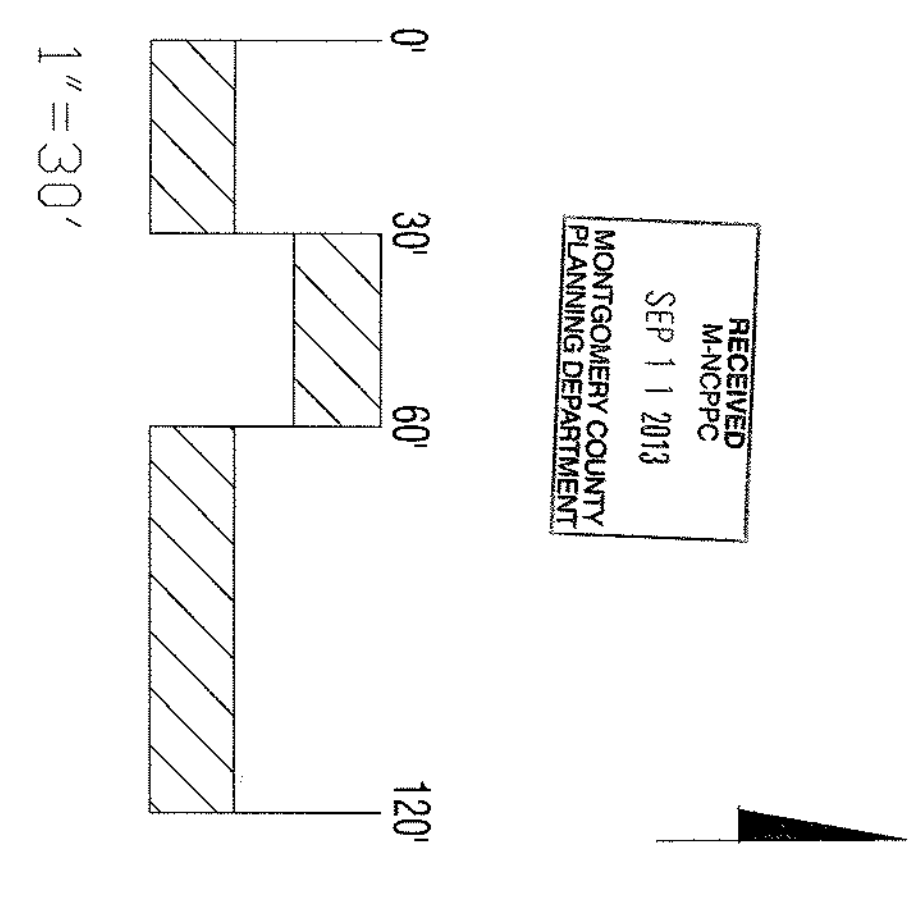
Zoning Table for R90

Development Standard	Required	Proposed
Minimum Lot Area	9000 s.f.	Lot 1: 9,231 s.f. Lot 2: 9,139 s.f. Lot 3: 10,053 s.f. Lot 4: 21,192 s.f. Lot 5: 9,661 s.f.
Total New Lot		59,276 s.f.
Right-of-way Dedication		21,816 s.f.
Pool Area to Remain, (to become Lot 6)		46,633 s.f.
Total Area:		137,725 s.f.
Minimum Lot Width	75 ft.	75 ft. minimum
Minimum Lot Frontage	30 ft.	25 ft. minimum
Front	8 ft./75 ft.	must meet minimum
Side	25 ft.	must meet minimum
Rear	25 ft.	must meet minimum
Maximum Height	25 stories or 35 ft. to roof peak or 30 ft. to mean height	may not exceed minimum

1. As determined by ADCOS at the time of building permit.

Zoning Standards for Special Exception (Section 59-G-2-56, Swimming Pool, Community):
The swimming pool, including the apron and any buildings, must not at any point be closer than 75 feet from the nearest property line nor closer than 125 feet from any existing single-family or two-family dwelling. The lot on which the pool, pool apron and pool house exist does not abut a railroad right-of-way or exist in a commercial or industrial zone. The land directly to the south, east or west of the pool, pool apron and pool house must be zoned for residential use. This application, however, is treating this land for purposes of the overall exception as privately owned, R-90 zoned land and applying the above zoning standards for Special Exceptions.

*The existing pool is located at least 75 feet from the nearest existing or proposed property line and 125 feet from any existing or proposed single-family or two-family dwelling.



Wheaton Woods Community Pool

Proposed Subdivision

ISSUED FOR: _____ DATE: _____

CONSULTANT: _____

PROJECT NAME / NUMBER: _____

4610 Landgreen Street
Rockville, Maryland 20853
Tel 301-460-6690
wwpool1@gmail.com

SHEET TITLE / SCALE: Pre-Preliminary Plan

PROJECT MANAGEMENT: _____

SHEET NUMBER: 1

Wheaton Wood Subdivision #720130110 Re-subdivision Criteria (Section 50-29 (b))

Lot/Block	Size	Shape	Width at BRL	Buildable Area	Street Frontage	Orientation	Suitability
761/3	9,375	Rectangular	+/- 73 LF	3,453	+/-73 LF	Straight	Suitable
4/3	10,000	Rectangular	+/- 80 LF	4,001	+/- 80 LF	Straight	Suitable
3/3	11,798	Wedge	+/-83 LF	4,882	+/-60 LF	Straight	Suitable
2/3	11,027	Irregular	+/-136 LF	4,300	+/-183 LF	Corner	Suitable
1/3	9,889	Wedge	+/-93 LF	2,355	+/-112 LF	Corner	Suitable
1/30	10,609	Wedge	+/-118 LF	2,421	+/-140 LF	Angled	Suitable
2/30	9,516	Corner	+/-122 LF	2,910	+/-171 LF	Corner	Suitable
3/30	11,495	Wedge	+/-75 LF	5,061	+/-65 LF	Straight	Suitable
4/30	9,548	Wedge	+/-75 LF	3,725	+/-70 LF	Straight	Suitable
5/30	9,000	Rectangular	+/-75 LF	3,250	+/-75 LF	Straight	Suitable
6/30	9,000	Rectangular	+/-75 LF	3,250	+/-75 LF	Straight	Suitable
7/30	9,000	Rectangular	+/-75 LF	3,250	+/-75 LF	Straight	Suitable
8/30	9,000	Rectangular	+/-75 LF	3,250	+/-75 LF	Straight	Suitable
9/30	10,080	Rectangular	+/-84 LF	3,835	+/-84 LF	Straight	Suitable
28/24	10,080	Rectangular	+/-84 LF	3,835	+/-84 LF	Straight	Suitable
27/24	10,080	Rectangular	+/-84 LF	3,835	+/-84 LF	Straight	Suitable
26/24	10,244	Wedge	+/-105 LF	3,765	+/-130 LF	Straight	Suitable
25/24	9,349	Corner	+/-141 LF	2,561	+/-190 LF	Corner	Suitable
24/24	11,745	Irregular	+/-92 LF	5,797	+/-80 LF	Straight	Suitable
23/24	9,926	Irregular	+/-75 LF	3,670	+/-71 LF	Straight	Suitable
22/24	9,375	Rectangular	+/-75 LF	9,375	+/-75 LF	Straight	Suitable
21/24	9,375	Rectangular	+/-75 LF	9,375	+/-75 LF	Straight	Suitable
20/24	9,375	Rectangular	+/-75 LF	9,375	+/-75 LF	Straight	Suitable
19/24	9,375	Rectangular	+/-75 LF	9,375	+/-75 LF	Straight	Suitable
18/24	10,499	Wedge	+/-77 LF	4,019	+/-75 LF	Straight	Suitable
17/24	11,371	Wedge	+/-76 LF	4,888	+/-69 LF	Straight	Suitable
16/24	11,844	Wedge	+/-76 LF	4,963	+/-69 LF	Straight	Suitable
15/24	11,507	Wedge	+/-72 LF	4,710	+/-69 LF	Straight	Suitable
14/24	11,219	Wedge	+/-71 LF	4,690	+/-69 LF	Straight	Suitable
13/24	10,988	Wedge	+/-71 LF	4,342	+/-69 LF	Corner	Suitable
12/24	10,825	Wedge	+/-71 LF	4,319	+/-69 LF	Straight	Suitable
11/24	10,723	Wedge	+/-75 LF	3,987	+/-69 LF	Straight	Suitable

10/24	10,571	Wedge	+/-76 LF	3,912	+/-60 LF	Straight	Suitable
9/24	10,400	Wedge	+/-75 LF	3,825	+/-75 LF	Straight	Suitable
8/24	12,008	Corner	+/-160 LF	3,627	+/-208 LF	Straight	Suitable
7/24	9,360	Rectangular	+/-78 LF	3,445	+/-78 LF	Corner	Suitable
6/24	9,360	Rectangular	+/-78 LF	3,445	+/-78 LF	Straight	Suitable
5/24	9,360	Rectangular	+/-78 LF	3,445	+/-78 LF	Straight	Suitable
4/24	9,360	Rectangular	+/-78 LF	3,445	+/-78 LF	Straight	Suitable
3/24	9,360	Rectangular	+/-78 LF	3,445	+/-78 LF	Straight	Suitable
2/24	9,360	Rectangular	+/-78 LF	3,445	+/-78 LF	Straight	Suitable
1/24	12,652	Corner	+/-170 LF	4,820	+/-214 LF	Straight	Suitable
1/5	9,994	Corner	+/-148 LF	2,944	+/-195 LF	Corner	Suitable
2/5	9,000	Rectangular	+/-75 LF	3,250	+/-75 LF	Straight	Suitable
3/5	9,000	Rectangular	+/-75 LF	3,250	+/-75 LF	Straight	Suitable
4/5	9,000	Rectangular	+/-75 LF	3,250	+/-75 LF	Straight	Suitable
5/5	9,000	Rectangular	+/-75 LF	3,250	+/-75 LF	Straight	Suitable
6/5	9,000	Rectangular	+/-75 LF	3,250	+/-75 LF	Straight	Suitable
7/5	9,000	Rectangular	+/-75 LF	3,250	+/-75 LF	Straight	Suitable
8/5	9,475	Wedge	+/-75 LF	3,431	+/-71 LF	Straight	Suitable
9/5	10,956	Wedge	+/-77 LF	4,313	+/-71 LF	Straight	Suitable
10/5	13,785	Wedge	+/-75 LF	6,319	+/-71 LF	Straight	Suitable
11/5	11,899	Wedge	+/-76 LF	4,927	+/-71 LF	Straight	Suitable
12/5	9,669	Wedge	+/-79 LF	3,491	+/-71 LF	Straight	Suitable
13/5	9,395	Wedge	+/-77 LF	3,204	+/-71 LF	Straight	Suitable
14/5	9,912	Irregular	+/-75 LF	3,549	+/-61 LF	Straight	Suitable
15/5	9,233	Irregular	+/-96 LF	2,476	+/-90 LF	Straight	Suitable
16/5	9,606	Corner	+/-154 LF	2,433	+/-232 LF	Corner	Suitable
17/5	9,651	Irregular	+/-110 LF	2,564	+/-110 LF	Straight	Suitable

Wheaton Wood Subdivision #720130110 Re-subdivision Criteria (Section 50-29 (b))

Lot/Block	Size	Shape	Width at BRL	Buildable Area	Street Frontage	Orientation	Suitability
15/32	10,345	Wedge	+/-104 LF	4,171	+/-108 LF	Straight	Suitable
14/32	11,260	Wedge	+/-92 LF	4,706	+/-82 LF	Straight	Suitable
13/32	11,315	Wedge	+/-72 LF	4,340	+/-66 LF	Straight	Suitable
12/32	19,646	Wedge	+/-75 LF	10,370	+/-75 LF	Straight	Suitable
11/32	24,471	Wedge	+/-96 LF	13,032	+/-69 LF	Straight	Suitable
10/32	11,871	Rectangular	+/-73 LF	4,966	+/-73 LF	Straight	Suitable
9/32	11,592	Irregular	+/-110 LF	4,271	+/-110 LF	Straight	Suitable
8/32	9,198	Corner	+/-160 LF	2,672	+/-221 LF	Corner	Suitable
23/31	10,460	Corner	+/-154 LF	3,743	+/-170 LF	Corner	Suitable
24/31	9,943	Irregular	+/-75 LF	2,964	+/-75 LF	Straight	Suitable
25/31	9,608	Irregular	+/-91 LF	3,207	+/-91 LF	Straight	Suitable
1/31	9,420	Corner	+/-154 LF	2,710	+/-222 LF	Corner	Suitable

West Side of Lionel Lane

Wheaton Wood Subdivision #720130110 Re-subdivision Criteria (Section 50-29 (b))

Lot/Block	Size	Shape	Width at BRL	Buildable Area	Street Frontage	Orientation	Suitability
8/31	9,823	Corner	+/-163 LF	3,225	+/-224 LF	Straight	Suitable
7/31	11,661	Wedge	+/-112 LF	4,080	+/-112 LF	Straight	Suitable
6/31	9,750	Rectangular	+/-75 LF	3,750	+/-75 LF	Straight	Suitable
5/31	9,750	Rectangular	+/-75 LF	3,750	+/-75 LF	Straight	Suitable
4/31	9,737	Rectangular	+/-75 LF	3,743	+/-75 LF	Straight	Suitable
3/31	10,321	Wedge	+/-85 LF	3,594	+/-97 LF	Straight	Suitable
2/31	9,102	Wedge	+/-101 LF	3,423	+/-117 LF	Straight	Suitable
1/31	9,834	Corner	+/-166 LF	2,525	+/-222 LF	Corner	Suitable
1/33	11,599	Corner	+/-174 LF	3,415	+/-245 LF	Corner	Suitable
20/33	10,825	Irregular	+/-100 LF	4,104	+/-100 LF	Straight	Suitable
19/33	11,664	Corner	+/-143 LF	3,748	+/-188 LF	Straight	Suitable

East Side of Mariana

Wheaton Wood Subdivision #720130110 Re-subdivision Criteria (Section 50-29 (b))

Lot/Block	Size	Shape	Width at BRL	Buildable Area	Street Frontage	Orientation	Suitability
12/8	10,264	Corner	+/-139 LF	2,752	+/-196 LF	Corner	Suitable
11/8	10,099	Irregular	+/-80 LF	3,680	+/-80 LF	Irregular	Suitable
10/8	9,814	Corner	+/-143 LF	2,996	+/-191 LF	Corner	Suitable
8/7	10,939	Corner	+/-147 LF	3,247	+/-201 LF	Corner	Suitable
7/7	9,681	Irregular	+/-80 LF	3,367	+/-80 LF	Irregular	Suitable
6/7	12,467	Corner	+/-185 LF	3,704	+/-244 LF	Corner	Suitable
10/6	12,496	Corner	+/-191 LF	3,620	+/-262 LF	Corner	Suitable
9/6	9,255	Irregular	+/-97 LF	2,881	+/-102 LF	Irregular	Suitable
8/6	9,915	Irregular	+/-75 LF	3,939	+/-75 LF	Irregular	Suitable
7/6	11,743	Irregular	+/-75 LF	4,892	+/-75 LF	Irregular	Suitable
6/6	9,886	Corner	+/-124 LF	2,747	+/-168 LF	Corner	Suitable
3/2	10,540	Corner	+/-150LF	2,543	+/-219 LF	Corner	Suitable
2/2	10,167	Irregular	+/-83 LF	3,903	+/-77 LF	Irregular	Suitable
1/2	9,489	Corner	+/-119 LF	2,261	+/-168 LF	Corner	Suitable

Wheaton Wood Subdivision #720130110 Re-subdivision Criteria (Section 50-29 (b))

Lot/Block	Size	Shape	Width at BRL	Buildable Area	Street Frontage	Orientation	Suitability
Proposed Lots							
1	9,231	Wedge	+/-113 LF	3,438	+/-138 LF	Straight	Suitable
2	9,139	Irregular	+/-104 LF	3,161	+/-107 LF	Straight	Suitable
3	10,053	Wedge	+/-79 LF	3,126	+/-59 LF	Straight	Suitable
4	21,191	Wedge	+/-78 LF	10,532	+/-62 LF	Straight	Suitable
5	9,661	Wedge	+/-86 LF	2,341	+/-60 LF	Straight	Suitable

Gilles, Andrea

Subject: FW: Wheaton Wood Partial Land Sale

From: ron sleyo
Sent: Thursday, September 26, 2013 11:32 AM
To: Gilles, Andrea
Subject: RE: Wheaton Wood Partial Land Sale

Hello Ms. Gilles,

Thank you for your consideration. May I add for the record, the following:

One principal reason for moving to Rockville and purchasing this property in 2012 was the openness of the WWP property landscape behind my residence. Other neighbors surrounding the WWP perimeter, I believe, would desire as I do to keep the WWP landscape open and scenic; but I understand, excuse the cliché, that progress is progress. The WWP property might be put to better use if single family homes are built, but as a home owner, I do appreciate a respite of fresh air and a less congested environment.

Having a public pool and the proposed single family homes built on the property could challenge that ideal, but I understand that WWP has fiduciary concerns regarding the continuation of a pool; I wish them well. I have suggested to the WWP Corporation that they explore other options for raising revenue. I also suggested that perhaps instead of building 6 homes at once, a more incremental approach with a less environmental impact could be consider such as building 3 homes. This alternative may provide the added income need to continue their community service and swimming activities, including less harm to the environment.

I appreciated the opportunity to respond to you regarding these suggestions, and I recommend that the Board of Appeals consider the environmental impact, noise, congestion, and unintended consequences that may result in building the proposed singles family homes on neighbors and families surrounding the WWP property. I am not certain WWP Corporation has exhausted all other avenues for raising revenue, other than proposing to build single family homes.

Thank you,
Ron Sleyo

From: Gilles, Andrea [<mailto:andrea.gilles@montgomeryplanning.org>]
Sent: Thursday, September 26, 2013 10:13 AM
To: ron sleyo
Subject: RE: Wheaton Wood Partial Land Sale

Good Morning, Mr. Sleyo:

Thank you for your email. I will make sure to take your comments into consideration as we begin to review the request to subdivide.

Please feel free to contact me with any other concerns / comments you may have related to this case.

Regards,

Andrea

Andrea Gilles
Area 2 Planning Division
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
T 301.495.4541
W montgomeryplanning.org

From: ron sleyo
Sent: Tuesday, September 24, 2013 4:47 PM
To: Gilles, Andrea
Subject: Wheaton Wood Partial Land Sale

Dear Ms. Gilles,

The storm drain behind my residence located on the Wheaton Woods Pool property may be blocked which results in water runoff onto my property. Heavy rains flood my backyard and adjacent neighbor's property. I would appreciate if the WWP Board corrects the water overflow and recurring property damage resulting from either the WWP landscape and/or blocked storm drain.. The storm drain runs underneath my property on Lionel Lane (backyard) and connects to a street storm drain (front yard curb) on Lionel Lane.

I strongly support WWP petition to develop this property for single family homes, but I request that Board of Appeals' approving officials for this sale recommend adding a provision to the WWP sale proposal which would require the developer to correct flooding problems that are coming from the WWP property onto my residence.

Regards,

Ron Sleyo