

June 23, 2004

Richard Weaver
Development Review Division
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Great Elm Farm Estates, Lot 13 Re-subdivision
Preliminary Plan #1- 04066

Dear Rich:

Enclosed is a revised Preliminary Plan for this proposed re-subdivision, a copy of the approved Forest Conservation Plan, and the re-subdivision data table, revised to reflect the characteristics of the revised Preliminary Plan. We appreciate the time and effort that you and Dolores Kinney have spent to review and comment on this Plan.

It is our opinion that the proposed lots exhibit a high degree of correlation with the 30 lots within the surrounding neighborhood, based on the seven evaluative criteria found in Section 50-29 (b)(2) of the Subdivision Regulations. The proposed lots exhibit the same features and traits as the collective surrounding lots. This correlation, the association between the two proposed lots and the surrounding lots, occurs not by chance alone but by design. The shape and size of the proposed lots and the other dimensional characteristics that flow from the lot design have a high degree of correlation with the surrounding lots because the final design criteria for the lots was drawn, to the degree possible, from the defining characteristics of the existing lots.

The attached data table provides substantial evidence of this correlation based on the seven criteria.

Street Frontage: The surrounding lots have frontage on either a public street or a private lane and in some case both, as is the case with the two proposed lots. Frontages range from 15 feet to 485 feet (actually one lot has only 6 feet of frontage on a public street, but also has 400 feet on a private street), with the proposed lots ranking 15th and 19th of the 30 lots, listed from narrowest to widest.

Alignment: Quite a few of the surrounding lots are flag-type lots; some are angular to the street, some radial or perpendicular. The proposed lots are generally

perpendicular to Partridge Run Lane; Lot 21 is also a flag lot with 25 feet of frontage on Great Elm Farm Court.

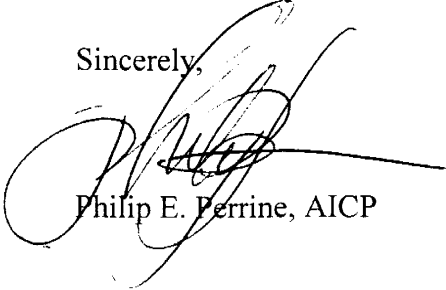
- Shape: The surrounding lots are quite varied in shape; irregularly shaped, rectangular, and triangular. The proposed lots are generally rectangular with slightly irregular sides.
- Size: The surrounding lots range from 2.0 acres to 4.5 acres in size. The proposed lots at 2.14 acres and 2.27 acres rank 11th and 14th of the 30 lots ranked from the smallest to the largest lot. Some 80% of the surrounding lots are between two and three acres in size.
- Width: The surrounding lots range from 150 feet to 440 feet in width, measured at the building line. The proposed lots rank 5th and 12th of the 30 lots ranked from narrowest to widest. More than 50% of the lots are 150 feet to 250 feet in width.
- Area: The buildable area of the surrounding lots range from 39,600 square feet to 145,800 square feet with the proposed lots ranking 2nd and 14th of the 30 lots, ranked from smallest to largest buildable area.
- Suitability: All of the surrounding lots are suitable for residential use. Proposed Lot 21 is currently improved with a pre-existing house, which is fully accommodated by the proposed lot lines, and is, thus, suitable for residential use. We have indicated the location of a proposed house on Lot 20, demonstrating its suitability for residential development.

Obviously, some of the evaluative criteria are qualitative and judgmental in nature. Regarding the quantitative criteria, both proposed lots demonstrate characteristics that fall within the range of those exhibited by the surrounding lots and, for all but the buildable area, they fall generally near the middle of the ranking. While only one existing lot has a smaller buildable area than Lot 21, Lot 21 is 16% larger than that smallest lot.

Unlike many down-county neighborhoods, there is no design theme or sense of regularity expressed by the lots within the surrounding neighborhood. The lots, for instance, are not all predominately 75 feet wide and 9,000 square feet in area, rectangular shaped within a grid street system. Neither are they variations within a comprehensive plan. The lots within this neighborhood are the result of individual, uncoordinated decisions by a number of property owners, executed over a period of many years. The character of these lots, created in this piecemeal manner, has been established by factors such as topography, streams interrupting driveways and planned roads, large cross-county water main easements, gas pipeline easements, private lanes, the presence of previously established residences, and other features rather than conformance to a coherent, coordinated design scheme.

It is our opinion review of the tabulation data of the seven defining criteria reveals a great variation among the characteristics of the existing, surrounding lots to the degree that it is virtually impossible to define a common, community character or "typical" lot. We hope that you agree with our analysis and will support approval of the proposed re-subdivision.

Sincerely,



Philip E. Perrine, AICP

Cc: Guy Semmes
Dolores Kinney

Enclosures

GREAT ELM FARM ESTATES
Lot Characteristics of Surrounding Neighborhood
DEVELOPMENT AREA

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Properties		Street Frontage (in feet)			Alignment		Shape		Width		Lot Size (in acres)		Development Area (\$ est.)		Resubdivision Criteria Suitability for Residential Use		Date of Subdivision/ Resubdivision		Comments		Frontage on Public Street		
Subdivision/Lot	Standard	public and/or private	25	radial	irregular	150	2.00	39,600	Y	1991	Frontage on public street, access from private road/esmt	N	Y										
2	RE-2 Development Standard	public	485	radial	irregular	390	2.14	39,600	Y	1991	Frontage on public street, access from private road/esmt	N	Y										
8	Proposed Lot 21	public/private	26/210	flag	irregular	225	2.14	45,900	Y	1994	Frontage on public street, access via private driveway esmt	N	Y										
12	Lot 15, Blk 3	public	286	angled	rectangular	290	2.03	50,500	Y	1984	Frontage on private street, access via private road/esmt	Y	Y										
22	Lot 1, Blk A	public	239	angled	rectangular	230	2.01	51,000	Y	1995	Frontage on private street, access via private road/esmt	Y	Y										
27	Lot 14, Blk A	private	220	angled	irregular	220	2.00	52,200	Y	2003	Frontage on private street, access via private road/esmt	Y	Y										
29	Lot 19, Blk A	private	30	flag	irregular	180	2.15	52,200	Y	1994	Frontage on private street, access via private road/esmt	Y	Y										
6	Lot 21, Blk A	private	356	perpendicular	irregular	350	2.14	52,200	Y	1994	Frontage on private street, access via private road/esmt	Y	Y										
13	Lot 14, Blk 3	public	317	angled	rectangular	300	2.00	54,000	Y	1994	Frontage on private street, access via private road/esmt	Y	Y										
7	Lot 2, Blk A	public	321	radial	rectangular	290	2.01	55,000	Y	1994	Frontage on private street, access via private road/esmt	Y	Y										
1	Lot 15, Blk 3	public	189	radial	irregular	260	2.25	55,000	Y	1994	Frontage on private street, access via private road/esmt	Y	Y										
21	Lot 1, Blk 3	public/private	204/30	perpendicular	irregular	225	2.01	55,800	Y	1993	Frontage on private street, access via private road/esmt	Y	Y										
26	Lot 13, Blk A	private	113	angled	irregular	150	2.04	58,400	Y	1995	Frontage on private street, access via private road/esmt	Y	Y										
14	Proposed Lot 20	private	25	flag	rectangular	175	2.16	58,400	Y	1995	Frontage on private street, access via private road/esmt	Y	Y										
11	Lot 5, Blk A	public	180	perpendicular	irregular	180	2.27	61,700	Y	1984	Frontage on private street, access via private road/esmt	Y	Y										
16	Lot 19, Blk 3	public/private	6/400	angled	irregular	355	2.40	62,400	Y	2000	Frontage on private street, access via private road/esmt	Y	Y										
24	Lot 8, Blk A	private	204	angled	irregular	350	2.50	64,200	Y	1991	Frontage on private street, access via private road/esmt	Y	Y										
15	Lot 16, Blk A	private	25	angled	rectangular	190	2.10	64,200	Y	1991	Frontage on private street, access via private road/esmt	Y	Y										
9	Lot 6, Blk A	public	25	flag	rectangular	180	2.13	66,400	Y	1984	Frontage on private street, access via private road/esmt	Y	Y										
5	Lot 17, Blk 3	public	25	flag	irregular	315	3.11	68,000	Y	1984	Frontage on private street, access via private road/esmt	Y	Y										
25	Lot 12, Blk 3	public	26	flag	rectangular	250	2.64	69,750	Y	1984	Frontage on private street, access via private road/esmt	Y	Y										
3	Lot 17, Blk A	private	32	flag	trapezoidal	150	2.93	71,000	Y	1984	Frontage on private street, access via private road/esmt	Y	Y										
30	Lot 9, Blk 3	public	26	flag	rectangular	250	2.65	72,000	Y	1995	Frontage on private street, access via private road/esmt	Y	Y										
4	Lot 22, Blk A	private	370	perpendicular	irregular	150	2.49	73,800	Y	1991	Frontage on private street, access via private road/esmt	Y	Y										
17	Lot 11, Blk 3	public	174	radial	irregular	365	2.96	73,800	Y	2003	Frontage on private street, access via private road/esmt	Y	Y										
23	Lot 15, Blk A	private	480	perpendicular	irregular	270	2.90	77,700	Y	1991	Frontage on private street, access via private road/esmt	Y	Y										
10	Lot 18, Blk 3	public	15	flag	irregular	440	2.94	79,800	Y	1995	Frontage on private street, access via private road/esmt	Y	Y										
28	Lot 20, Blk A	private	26	flag	irregular	210	2.91	85,800	Y	1995	Frontage on private street, access via private road/esmt	Y	Y										
18	Lot 10, Blk A	private	244	perpendicular	rectangular	330	3.07	87,000	Y	2000	Frontage on private street, access via private road/esmt	Y	Y										
20	Lot 12, Blk A	private	400	angled	irregular	370	4.22	115,200	Y	1995	Frontage on private street, access via private road/esmt	Y	Y										
19	Lot 11, Blk A	private	226	perpendicular	irregular	270	4.07	123,600	Y	1995	Frontage on private street, access via private road/esmt	Y	Y										
19	GREAT ELM FARM ESTATES	private	159	radial	irregular	235	4.51	129,600	Y	1995	Frontage on private street, access via private road/esmt	Y	Y										
19	GREAT ELM FARM ESTATES	private	189	radial	irregular	210	4.48	145,800	Y	1995	Frontage on private street, access via private road/esmt	Y	Y										
19	GLEN RIDGE	private	6-480	radial	irregular	210	4.48	145,800	Y	1995	Frontage on private street, access via private road/esmt	Y	Y										
Average:			189																				
Range:			6-480																				

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150 - 440, 2.00 - 4.51 39,600 - 145,800