

APPENDIX F

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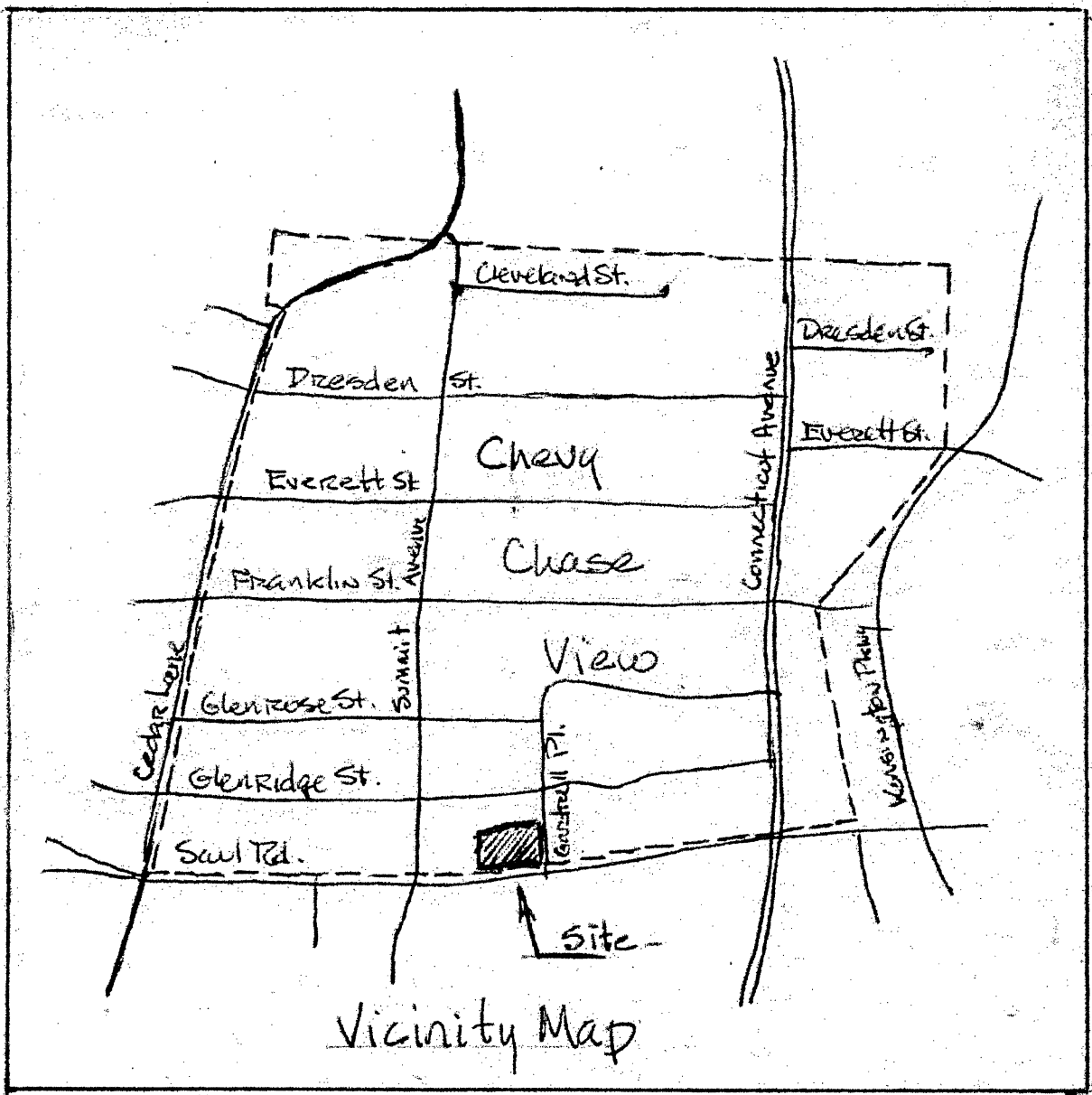
Town of Chevy Chase View

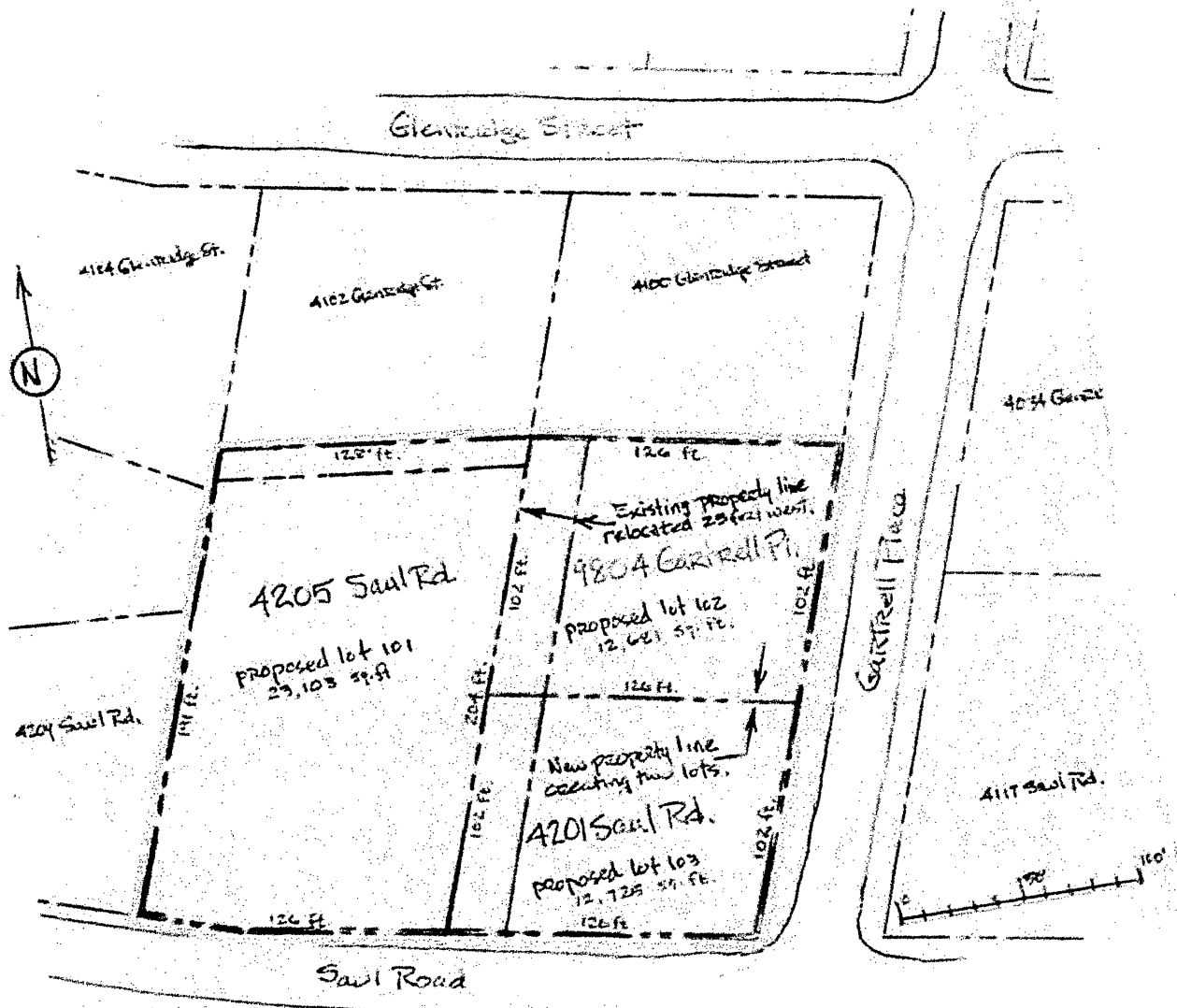
Public Hearing – April 30, 2018

Preliminary Plan No. 120180160

4201 and 4205 Saul Road, Kensington, Maryland

Report by Joe Toomey, Town Building Administrator and
Municipal Engineer





Subdivision Metrics Summary

Property Sizes and Variances-from-Average on the Subject Block (D) as Currently Configured and on Confronting Blocks (see pages 12 and 13 for charts)

Number of lots under consideration:	58
Average Area:	14,554 sf *
(10% less than Average Area)	13,099 sf
Number of properties less than 13,099 sf:	17 (29%)

Property Sizes and Variances-from-Average on the Subject Block (D) Following a Proposed Subdivision and on Confronting Blocks (see pages 14 and 15 for charts)

Number of lots under consideration:	59
Average Area:	14,260 sf **
(10% less than Average Area)	12,834 sf
Number of properties less than 12,834 sf:	15 (25%)

Proposed New Lot SF Differentials from Current Lots

<u>Lot #</u>	<u>Address</u>	<u>Area</u>	<u>Delta from 14,554 sf</u>	<u>Delta from 13,099 sf</u>
Lot 101	4205 Saul Road	23,103 sf	8,549 sf	10,004 sf
Lot 102	9804 Gartrell Place	12,681 sf	(1,873) sf	(418) sf
Lot 103	4201 Saul Road	12,725 sf	(1,829) sf	(374) sf

* Average area of lots in Blocks 3A, B, C, D, and E from the Real Property Data Report online at the State Department of Assessments and Taxation.

** Average area of lots in Blocks 3A, B, C, D, and E from the Real Property Data Report online at the State Department of Assessments and Taxation, plus area of lots in the Subdivision Proposal.