

Town of Chevy Chase View

Public Hearing – April 30, 2018

Preliminary Plan No. 120180160

4201 and 4205 Saul Road, Kensington, Maryland

Report by Ron Sherrow

Councilmember, Town of Chevy Chase View

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.

Property Sizes and Variances-from-Average on the Subject Block (D) as Currently Configured and on Confronting Blocks

Data Source: Block, Lot and Lot Size values were obtained from the SDAT public website of The Maryland State Department of Assessments & Taxation (SDAT)

Highlighted cells in this column denote lots more than 10% smaller than average.



Block	Lot	Street Address	Lot Size in Square Feet	Variance from Average Lot Size in Square Feet	Variance from Average Lot Size Percent
3-A	P37	9806 Connecticut Avenue	13,112	-1,442	-10%
3-A	36	4006 Glenridge Street	15,000	446	3%
3-A	35	4010 Glenridge Street	15,000	446	3%
3-A	34	4014 Glenridge Street	15,000	446	3%
3-A	33	4018 Glenridge Street	14,248	-306	-2%
3-A	32	4022 Glenridge Street	12,560	-1,994	-14%
3-A	47	4026 Glenridge Street	13,971	-583	-4%
3-A	30	4030 Glenridge Street	14,248	-306	-2%
3-A	29	4034 Glenridge Street	13,007	-1,547	-11%
3-A	P46	4001 Saul Road	10,940	-3,614	-25%
3-A	45	4005 Saul Road	15,000	446	3%
3-A	44	4009 Saul Road	15,000	446	3%
3-A	43	4013 Saul Road	15,000	446	3%
3-A	42	4017 Saul Road	15,000	446	3%
3-A	41	4101 Saul Road	15,000	446	3%
3-A	P40	4111 Saul Road	22,500	7,946	55%
3-A	38	4117 Saul Road	16,971	2,417	17%
B	P11	9909 Cedar Lane	12,632	-1,922	-13%
B	24	4200 Glenridge Street	9,675	-4,879	-34%
B	23	4204 Glenridge Street	9,675	-4,879	-34%
B	19	4208 Glenridge Street	14,675	121	1%
B	18	4212 Glenridge Street	14,675	121	1%
B	17	4218 Glenridge Street	14,675	121	1%
B	16	4300 Glenridge Street	14,675	121	1%
B	15	4304 Glenridge Street	14,675	121	1%
B	14	4308 Glenridge Street	14,675	121	1%
B	13	4312 Glenridge Street	14,675	121	1%
B	P12	4316 Glenridge Street	19,967	5,413	37%
B	22	4305 Saul Road	19,667	5,113	35%
B	3	4309 Saul Road	14,654	100	1%
B	4	4313 Saul Road	14,645	91	1%
B	5	4317 Saul Road	14,628	74	1%
B	6	4401 Saul Road	14,628	74	1%
B	7	4405 Saul Road	14,628	74	1%
B	8	4409 Saul Road	14,610	56	0%

4/26/2018

**Property Sizes and Variances-from-Average
on the Subject Block (D) as Currently Configured and on Confronting Blocks**

Block	Lot	Street Address	Lot Size in Square Feet	Variance from Average Lot Size in Square Feet	Variance from Average Lot Size Percent
B	9	4413 Saul Road	14,601	47	0%
B	10	4417 Saul Road	10,495	-4,059	-28%
B	26	9800 Summit Avenue	9,673	-4,881	-34%
B	25	9808 Summit Avenue	10,000	-4,554	-31%
D	12	4100 Glenridge Street	12,500	-2,054	-14%
D	20	4102 Glenridge Street	12,999	-1,555	-11%
D	19	4104 Glenridge Street	12,556	-1,998	-14%
D	18	4106 Glenridge Street	12,842	-1,712	-12%
D	13	4201 Saul Road	20,463	5,909	41%
D	21	4205 Saul Road	30,827	16,273	112%
D	15	4209 Saul Road	12,784	-1,770	-12%
D	16	4213 Saul Road	12,906	-1,648	-11%
D	P17	9809 Summit Avenue	18,188	3,634	25%
E	10	9814 Gartrell Place	14,675	121	1%
E	1	4101 Glenridge Street	10,955	-3,599	-25%
E	2	4105 Glenridge Street	12,443	-2,111	-15%
E	3	4109 Glenridge Street	13,931	-623	-4%
E	4	4113 Glenridge Street	14,675	121	1%
E	9	4104 Glenrose Street	14,675	121	1%
E	8	4108 Glenrose Street	14,675	121	1%
E	7	4112 Glenrose Street	14,675	121	1%
E	5	9811 Summit Avenue	14,440	-114	-1%
E	6	9815 Summit Avenue	14,440	-114	-1%
Average Size of the 58 Lots:			14,554		

4/26/2018

Property Sizes and Variances-from-Average on Subject Block (D) Following a Proposed Subdivision and on Confronting Blocks

Data Sources: Block, Lot and Lot Size values of current properties were obtained from the SDAT public website of The Maryland State Department of Assessments & Taxation (SDAT)

Lot Number, Lot Size and Address for the three proposed lots were provided by the developer.

Highlighted cells in this
column denote lots more than
10% smaller than average.



Block	Lot	Street Address	Lot Size in Square Feet	Variance from Average Lot Size in Square Feet	Variance from Average Lot Size Percent
3-A	P37	9806 Connecticut Avenue	13,112	-1,148	-8%
3-A	36	4006 Glenridge Street	15,000	740	5%
3-A	35	4010 Glenridge Street	15,000	740	5%
3-A	34	4014 Glenridge Street	15,000	740	5%
3-A	33	4018 Glenridge Street	14,248	-12	0%
3-A	32	4022 Glenridge Street	12,560	-1,700	-12%
3-A	47	4026 Glenridge Street	13,971	-289	-2%
3-A	30	4030 Glenridge Street	14,248	-12	0%
3-A	29	4034 Glenridge Street	13,007	-1,253	-9%
3-A	P46	4001 Saul Road	10,940	-3,320	-23%
3-A	45	4005 Saul Road	15,000	740	5%
3-A	44	4009 Saul Road	15,000	740	5%
3-A	43	4013 Saul Road	15,000	740	5%
3-A	42	4017 Saul Road	15,000	740	5%
3-A	41	4101 Saul Road	15,000	740	5%
3-A	P40	4111 Saul Road	22,500	8,240	58%
3-A	38	4117 Saul Road	16,971	2,711	19%
B	P11	9909 Cedar Lane	12,632	-1,628	-11%
B	24	4200 Glenridge Street	9,675	-4,585	-32%
B	23	4204 Glenridge Street	9,675	-4,585	-32%
B	19	4208 Glenridge Street	14,675	415	3%
B	18	4212 Glenridge Street	14,675	415	3%
B	17	4218 Glenridge Street	14,675	415	3%
B	16	4300 Glenridge Street	14,675	415	3%
B	15	4304 Glenridge Street	14,675	415	3%
B	14	4308 Glenridge Street	14,675	415	3%
B	13	4312 Glenridge Street	14,675	415	3%
B	P12	4316 Glenridge Street	19,967	5,707	40%
B	22	4305 Saul Road	19,667	5,407	38%
B	3	4309 Saul Road	14,654	394	3%

4/26/2018

**Property Sizes and Variances-from-Average
on Subject Block (D) Following a Proposed Subdivision
and on Confronting Blocks**

Block	Lot	Street Address	Lot Size in Square Feet	Variance from Average Lot Size in Square Feet	Variance from Average Lot Size Percent
B	4	4313 Saul Road	14,645	385	3%
B	5	4317 Saul Road	14,628	368	3%
B	6	4401 Saul Road	14,628	368	3%
B	7	4405 Saul Road	14,628	368	3%
B	8	4409 Saul Road	14,610	350	2%
B	9	4413 Saul Road	14,601	341	2%
B	10	4417 Saul Road	10,495	-3,765	-26%
B	26	9800 Summit Avenue	9,673	-4,587	-32%
B	25	9808 Summit Avenue	10,000	-4,260	-30%
D	102	9804 Gartrell Place	12,681	-1,579	-11%
D	12	4100 Glenridge Street	12,500	-1,760	-12%
D	20	4102 Glenridge Street	12,999	-1,261	-9%
D	19	4104 Glenridge Street	12,556	-1,704	-12%
D	18	4106 Glenridge Street	12,842	-1,418	-10%
D	103	4201 Saul Road	12,725	-1,535	-11%
D	101	4205 Saul Road	23,103	8,843	62%
D	15	4209 Saul Road	12,784	-1,476	-10%
D	16	4213 Saul Road	12,906	-1,354	-9%
D	P17	9809 Summit Avenue	18,188	3,928	28%
E	10	9814 Gartrell Place	14,675	415	3%
E	1	4101 Glenridge Street	10,955	-3,305	-23%
E	2	4105 Glenridge Street	12,443	-1,817	-13%
E	3	4109 Glenridge Street	13,931	-329	-2%
E	4	4113 Glenridge Street	14,675	415	3%
E	9	4104 Glenrose Street	14,675	415	3%
E	8	4108 Glenrose Street	14,675	415	3%
E	7	4112 Glenrose Street	14,675	415	3%
E	5	9811 Summit Avenue	14,440	180	1%
E	6	9815 Summit Avenue	14,440	180	1%

Average Size of the 59 Lots: 14,260

4/26/2018

The Common Elements that Contribute to Character within the Town



From the 2015 Town of Chevy Chase View Character Study, by Jakubiak Town - City Planning