



Pre-Preliminary Plan No. 720130010, Northwood Knolls

Renee Kamen, AICP, Planner, Area 2 Division, Renee.Kamen@montgomeryplanning.org, 301-495-4723

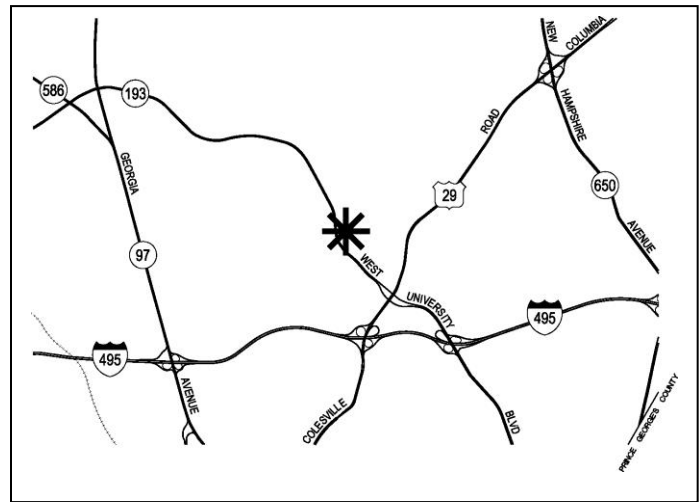
Khalid Afzal, Planner Supervisor, Area 2 Division, Khalid.Afzal@montgomeryplanning.org, 301-495-4650

Glenn Kreger, Chief, Area 2 Division Glenn.Kreger@montgomeryplanning.org, 301-495-4653

Completed: 5/2/13

Description

- Request for Planning Board advice for a proposed three-lot resubdivision;
- 503 Dennis Avenue, approximately 500 feet east of the intersection of Dennis Avenue and University Boulevard West;
- Zoned R-60; 33,354 square feet;
- Currently one single-family detached dwelling on one lot with multiple accessory structures, used as a residence and landscape company;
- 1996 *Four Corners Master Plan*;
- Applicant – Charles Clements
- Filing date: 10/10/2012



Summary

- Staff recommends submitting a two-lot resubdivision instead of the proposed three-lot resubdivision.
- The Applicant is seeking non-binding advice on the following two issues in regards to the proposed three-lot resubdivision:
 - Approval of two of the three proposed lots on a private driveway (since they do not have frontage on a public or private street) pursuant to Section 50-29(a)(2) of the Montgomery County Subdivision Regulations, which allows the Board to approve up to two lots on a private driveway if access is adequate to serve the lots for emergency vehicles and other public services, and is not detrimental to future subdivision of adjacent lands.
 - Approval of a waiver of the resubdivision criteria, as required by Section 50-29(b)(2) of the Montgomery County Subdivision Regulations, which requires 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. The proposed resubdivision does not meet the frontage and shape criteria.

SITE DESCRIPTION

The Subject Property (“Property”) is located on the north side of Dennis Avenue, approximately 500 feet east of its intersection with University Boulevard West, and within the boundary of the 1996 *Four Corners Master Plan* (“Master Plan”). It is approximately 33,354 square feet in size and in the R-60 Zone. Currently, the Property is improved with a one-family home and multiple accessory structures used for supporting the on-site Clements Landscaping Company. Access to the Property is via the adjacent Lot 17, also owned by the Applicant. The surrounding land uses are one-family detached houses on lots ranging from 5,500 to 12,100 square feet, also in the R-60 Zone.



Figure 1: Surrounding Area

The Property, located in the Northwest Branch Watershed, contains several trees along the Dennis Avenue frontage, and contains no known streams or wetlands. It is approximately 10-feet higher in grade than Dennis Avenue, and slightly higher compared to the adjacent lots to the east and west. Otherwise, the Property is relatively flat and well landscaped.

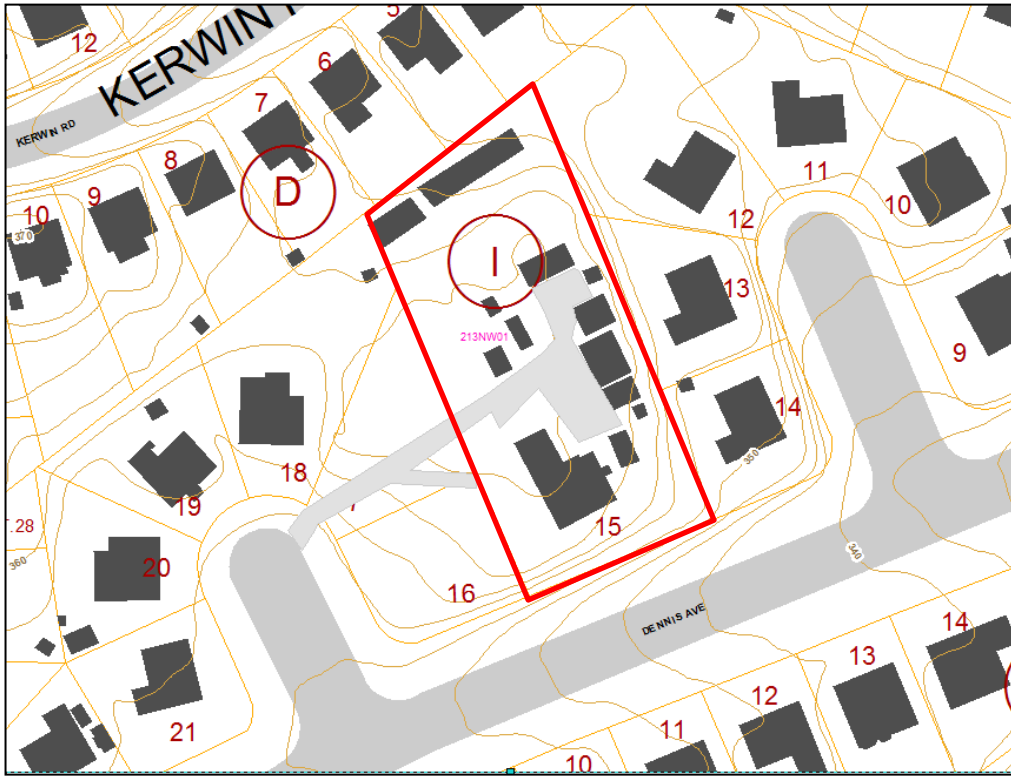


Figure 2: Subject Property

PROPOSAL

The Applicant is seeking non-binding advice from the Planning Board for the proposed resubdivision of a 33,354 square-foot lot into three lots. Under the R-60 Zone, the Property could have a maximum of five lots based on its size; however, the Applicant is proposing a three-lot resubdivision. The Applicant has put forth two, three-lot resubdivision options. Scenario 1 contains three lots with the two back lots having no street frontage, but with street access from a shared private driveway (See Figure 3). Scenario 2 also creates three lots, two of which are flag lots with 25 feet of street frontage each, and a shared private driveway (see Figure 4).

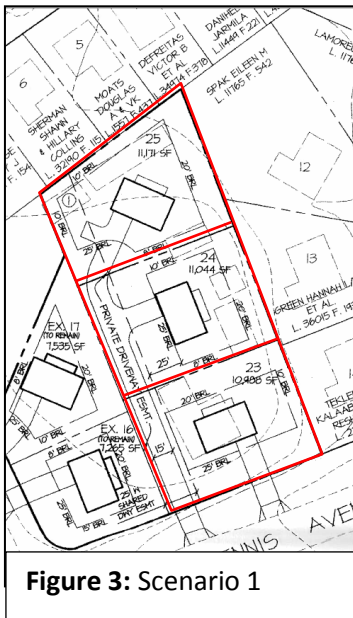


Figure 3: Scenario 1

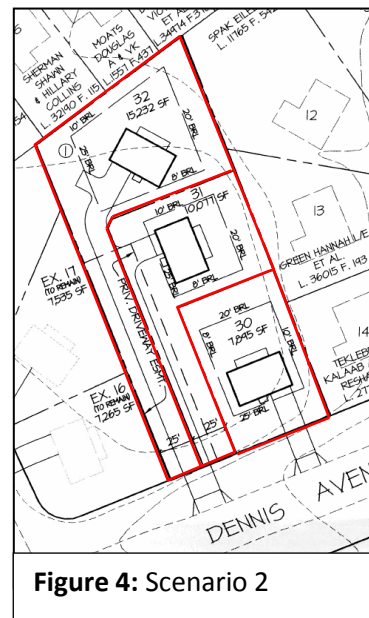


Figure 4: Scenario 2

DISCUSSION

Lots to Abut on Public Street (Lot Design)

Section 50-29(a)(2) of the Subdivision Regulations requires lots to abut on a street that has been dedicated to public use or that has acquired the status of a public road. However, the Subdivision Regulations authorize the Planning Board to allow up to two lots on a private driveway in exceptional circumstances. Scenario 1 requires this type of determination, as its two rear lots do not abut a street. Scenario 2 shows that there is enough street frontage to meet this requirement.

Resubdivision Criteria (Lot Character)

Section 50-29(b)(2) of the Subdivision Regulations requires the Planning Board to find that the proposed resubdivided lots are similar in character to existing lots in the same neighborhood with respect to street frontage, alignment, size, shape, width, and suitability for residential use.

Both scenarios will require a waiver for one or more of the resubdivision criteria under Section 50-38(a)(1), which allows the Planning Board to grant a waiver from the requirements of Chapter 50, Subdivision Regulations, if the Board determines that a practical difficulty or unusual circumstances exist that prevents full compliance with these requirements. And if granted, the waiver is: 1) the minimum necessary; 2) not inconsistent with the purposes and objectives of the General Plan; and 3) not adverse to the public interest” to warrant deviation from the resubdivision criteria.

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 52 lots and includes all lots fronting on Dennis Avenue from University Boulevard West to Edgewood Avenue, as well as those properties fronting, Kerwin Road, Edgewood Avenue and University Boulevard West (see Figure 5).

All the lots in the defined neighborhood share the same zoning classification as the Property (R-60), 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, size, shape and area to the proposed three-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 30 feet to 120 feet. Seventeen of the existing lots have frontage of 60 feet or less, while the remaining 34 of the existing lots have frontage of 62 feet or more.

Size: Lot sizes range from 5,500 to 11,345 square feet. Five lots are less than 6,000 square feet; thirty-three lots range between 6,099 and 7,894 square feet, and the remaining fourteen lots range between 8,563 and 11,345 square feet.

Shape: The defined neighborhood consists of several different lot shapes- rectangular, rectangular/angled, square, square/angled, wedge and irregular. The dominant shape in the neighborhood is rectangular (30 lots, or 58% of the lots). Of the remaining 22 lots, there are no other dominant shapes.

Area: The buildable area of lots in the defined neighborhood ranges from 1,746 square feet to 5,896 square feet.

Scenario 1 (Figure 3)

Scenario 1 does not meet the Lot Design criteria, as required under Section 50-29(a)(2) of the Subdivision Regulations (lots to abut on a public street), nor does it meet the resubdivision criteria with regards to consistency of the character of the proposed lots with existing lots in the defined neighborhood (under Section 50-29(b)(2)) since two of the three proposed lots would have no street frontage. Additionally, the lot fronting on Dennis Avenue would be traversed by two driveways, only one of which will serve the front lot.

There is no exceptional circumstance to support the proposed three-lot resubdivision with two of the lots accessing the street via a private driveway. Scenario 2 shows that the Property can be resubdivided into three lots without the need for a determination of exceptional circumstance to support a waiver for this requirement. The Subject Property was intentionally left larger and surrounded by smaller residential lots (see Attachment 1) and was created initially by the subdivision of land in 1950. Therefore, staff does not recommend further consideration of this alternative.

Scenario 2 (Figure 4)

Scenario 2 meets the Lot Design criteria, under Section 50-29(a)(2) of the Subdivision Regulations in that the rear two lots will abut the public road via pipestems. However, this proposal needs a waiver from the resubdivision criteria under Section 50-29(b)(2) regarding frontage, and shape for the two flag lots. The proposed flag lots will have the smallest frontages and no flag lots currently exist in the defined neighborhood. The rear lot also needs a waiver for lot size and lot area since it will be the largest in the defined neighborhood.

The Board would need to determine that practical difficulties or unusual circumstances exist that prevent full compliance with the requirements of Section 50-29(b)(2). The Applicant states that:

“The existing Property has a large lot area, its 121 feet of street frontage. As the R-60 Zone requires 60’ minimum at the building restriction line, the limited lot frontage creates a practical difficulty in developing the Subject Property in accordance with the Master Plan recommendation and R-60 zoning.”

Staff disagrees. The R-60 Zone does not guarantee three lots for the Property, which can be developed with two lots in accordance with the applicable Master Plan and R-60 Zone requirements without the need for a waiver and determination of exceptional circumstance, as demonstrated by Scenario 3 below.

Scenario 3 (Figure 6)

During the review of this Pre-Preliminary Plan, staff requested the Applicant to provide a two-lot scenario. The two-lot scenario prepared by the Applicant meets the resubdivision criteria discussed above and does not need any waivers under Section 50-38(a)(1).

While staff understands the subdivided lots in Scenario 3 will be the “deepest” lots in the defined neighborhood, lot depth is not a primary consideration of the resubdivision criteria, and the rectangular configuration of the proposed lots would be more consistent with the majority of the existing lots in the neighborhood than the Applicant’s three-lot configurations. Even though the proposed two lots would be the largest in the neighborhood, they would be closer to the typical neighborhood lots sizes than the current lot.



Figure 6: Scenario 3

COMMUNITY OUTREACH

The Applicant has met all required signage, noticing, and pre-submission meeting requirements. Staff met with a neighbor of the Property who raised several issues including increased traffic and cut-through traffic, lack of available driveway spaces, access to the proposed lots via shared driveway, grading, site distances of the proposed driveways and speeding vehicles.

CONCLUSION

Staff does not support either of the proposed three-lot resubdivision scenarios for reasons stated in the staff's analysis above. Further, the proposed three-lot layouts will create a lot access pattern not found in the neighborhood—all other existing lots are accessed directly from streets or "courts." The Applicant's proposed three-lot layouts will "stack" the lots and provide access from a single driveway from the street. In both cases, two of the three lots will be "interior" lots unlike any in the defined neighborhood and introduce houses in the backyards with the fronts of the proposed homes facing the rear of existing homes.

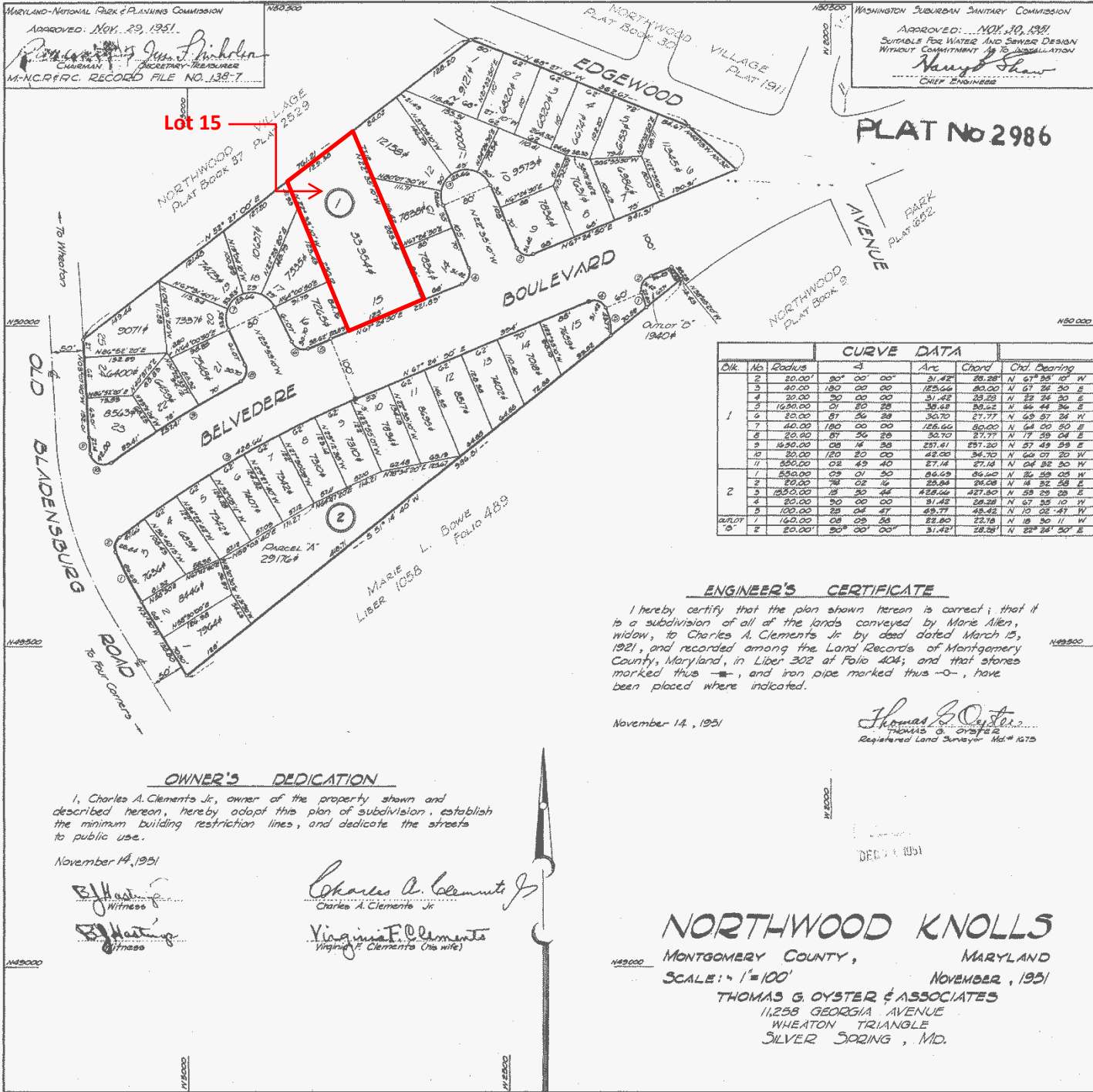
Instead, staff would support a two-lot subdivision, which will be more consistent with the character of lots and pattern of the defined neighborhood, and will require no waivers from Subdivision Regulations. Therefore, staff does not object to the Applicant submitting a Preliminary Plan of resubdivision for two lots.

ATTACHMENTS:

1. Original Northwood Knolls Subdivision, as recorded in 1951
2. Proposed Re-subdivision
3. Neighborhood Comparison

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ATTACHMENT 1: Northwood Knolls (original subdivision)



MARYLAND-NATIONAL PARK & PLANNING COMMISSION
 APPROVED: NOV. 29, 1951.
James S. Richlin
 CHAIRMAN SECRETARY-TREASURER
 M.-N.C.R.P.C. RECORD FILE NO. 138-7

WASHINGTON SUBURBAN SANITARY COMMISSION
 APPROVED: NOV. 30, 1951
 SUITABLE FOR WATER AND SEWER DESIGN
 WITHOUT COMMITMENT TO INSTALLATION
Harry Shaw
 CHIEF ENGINEER

PLAT No 2986

CURVE DATA						
Chk	No	Radius	Δ	Arc	Chord	Chd. Bearing
1	2	20.00'	90° 00' 00"	31.42'	28.28'	N 67° 25' 10" W
	3	20.00'	180 00 00	157.66'	80.00'	N 61° 26' 30" E
	4	20.00'	90 00 00	31.42'	28.28'	N 22° 24' 30" E
	5	160.00'	0° 20' 28"	38.44'	38.52'	N 24° 44' 30" E
	6	20.00'	87° 36' 38"	30.70'	27.77'	N 69° 57' 28" W
	7	40.00'	180 00 00	125.60'	80.00'	N 64° 00' 30" E
	8	20.00'	87° 36' 38"	30.70'	27.77'	N 7° 39' 04" E
	9	160.00'	08° 16' 38"	231.47'	231.20'	N 57° 49' 38" E
	10	20.00'	180 00 00	43.00'	34.70'	N 50° 07' 30" W
	11	50.00'	02° 49' 40"	27.14'	27.14'	N 04° 32' 30" W
2	1	50.00'	03° 01' 30"	86.69'	86.60'	N 36° 59' 03" W
	2	20.00'	78° 02' 16"	25.84'	24.08'	N 14° 32' 28" E
	3	125.00'	12° 33' 44"	122.00'	221.50'	N 59° 29' 03" E
	4	20.00'	90 00 00	31.42'	28.28'	N 67° 25' 10" W
	5	100.00'	29° 04' 47"	69.77'	49.42'	N 10° 02' 47" W
OUTLOT 'B'	1	160.00'	08° 09' 38"	222.80'	222.78'	N 18° 30' 11" W
	2	20.00'	90° 00' 00"	31.42'	28.28'	N 22° 24' 30" E

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 Marie Allen, widow, to Charles A. Clements Jr by deed dated March 13, 1921, and recorded among the Land Records of Montgomery County, Maryland, in Liber 302 at Folio 404; and that stones marked thus and iron pipe marked thus , have been placed where indicated.

November 14, 1951

Thomas G. Oyster
 THOMAS G. OYSTER
 Registered Land Surveyor No. 1675

OWNER'S DEDICATION

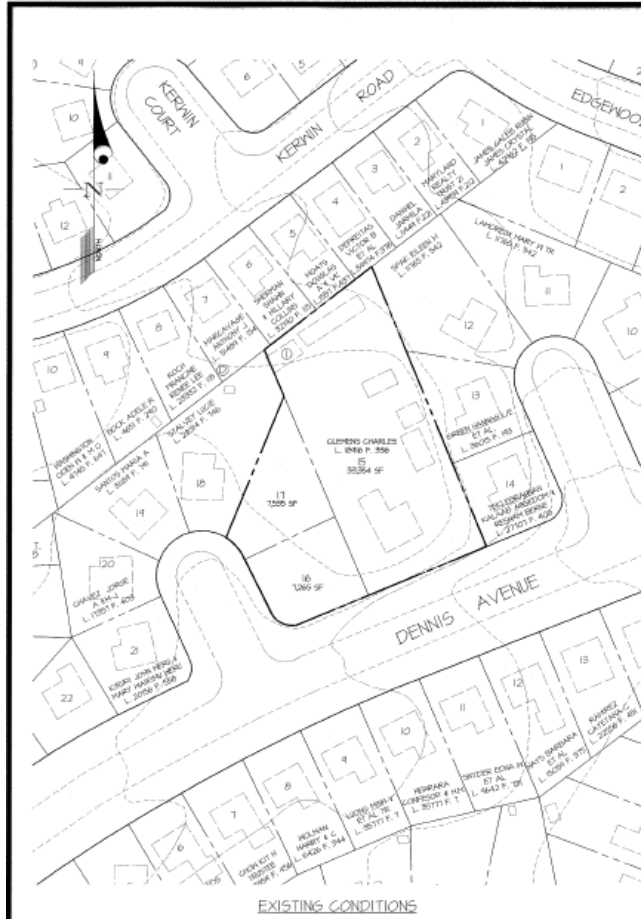
I, Charles A. Clements Jr, owner of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines, and dedicate the streets to public use.

November 14, 1951

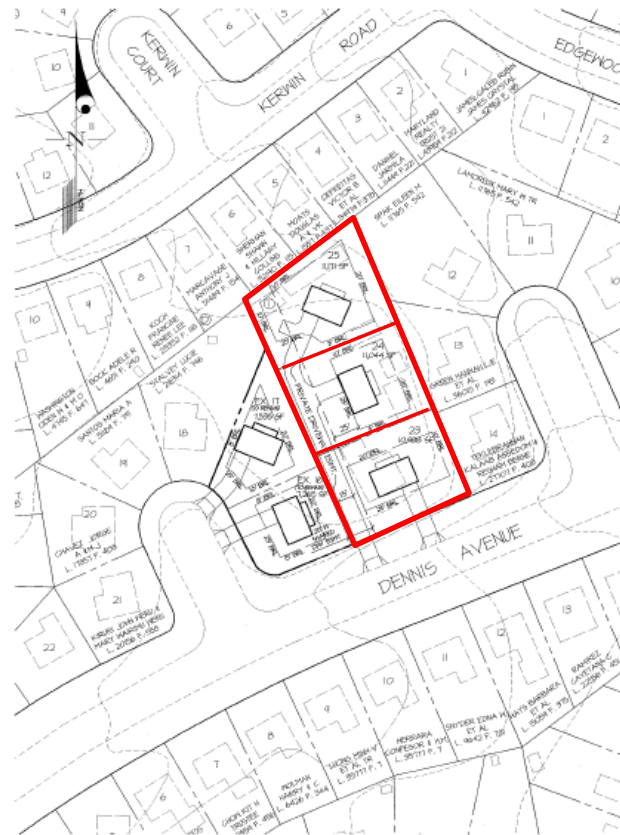
B. Hastings
 Witness
B. Hastings
 Witness

Charles A. Clements Jr
 Charles A. Clements Jr
Virginia F. Clements
 Virginia F. Clements (His wife)

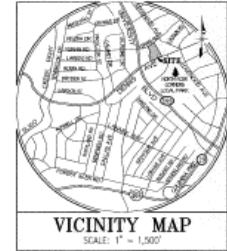
NORTHWOOD KNOLLS
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=100'
 NOVEMBER, 1951
 THOMAS G. OYSTER & ASSOCIATES
 11,258 GEORGIA AVENUE
 WHEATON TRIANGLE
 SILVER SPRING, MD.



EXISTING CONDITIONS



PROPOSED RE-SUBDIVISION



VICINITY MAP
SCALE: 1" = 1,000'

GENERAL NOTES

1. OWNER: CHARLES CLEMENTE
503 DENNIS AVENUE
SILVER SPRING, MARYLAND 20901
2. BOUNDARY BY: FROM BEST AVAILABLE PUBLIC RECORDS
3. AERIAL TOPOGRAPHY BY: HICIFIC
4. THE SITE IS LOCATED IN THE NORTHWEST BRANCH WATERSHED. THIS AREA IS NOT A SPECIAL PROTECTION AREA.
5. PROPOSED WATER AND SEWER SERVICE WILL BE PUBLIC. THE EXISTING WATER & SEWER CATEGORIES ARE PH 4 & 5-1.
6. THERE ARE NO KNOWN WETLANDS OR 100 YEAR FLOODPLAIN ON THIS PROPERTY.
7. THERE ARE NO KNOWN HISTORIC SITES ON THIS PROPERTY.
8. THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES OCCURRING ON THIS SITE.
9. ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE.

SITE DATA

EXISTING ZONING: R-60
EXISTING SITE AREA:
LOT 15: 33,854 SF
LOT 11: 12,865 SF

LOT 15 SITE DATA
DENSITY ALLOWED: (89,354x0.001) 5 LOTS
DENSITY: 5 LOTS

ZONING STANDARDS

	ALLOWED	ENCLOSED
LOT SIZE:	6,000 sq ft Min	1,245 sq ft
LOT WIDTH:		
Front:	80' Min.	80'
Street Front:	25' Min.	25'
SETBACKS:		
Front Street:	25' Min.	25'
Side Yard:	5' Min.	5'
Rear Yard:	20' Min.	5'
BUILDING HEIGHT:	35' Max.	35'
LOT COVERAGE:	50% Max.	50%

NOTE: To provide the required lot frontage for Lots 24 & 25 Block "T", Section 20-21 (a)(2) of the Montgomery County Subdivision Regulations, Allow the Planning Board to approve not more than two (2) lots on a parcel of conveyance or prorate right of way provided, that proper showing is made that such actions is adequate to serve the lots for emergency vehicles, for resolution of public utilities, is accessible for other public services, and is not detrimental to future subdivision of adjacent lands.

PROFESSIONAL ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12464, EXPIRATION DATE: MAY 28, 2013.

DATE: Sept 14, 2012

 DAVID L. LITTLE

Scenario 1, No Lot Frontage

GLW Gutschick Little & Weber, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 300 HATFIELD DRIVE - SUITE 200 - ROCKVILLE, MARYLAND 20850 TEL: 301-413-4141 FAX: 301-413-4142 WWW: WWW.GLW.COM	DATE	REVISION	BY	APPROVED	PREPARED FOR:	SCALE:	ZONING:	PRE APPLICATION PLAN NORTHWOOD KNOLLS RE-SUBDIVISION OF LOT 15, BLOCK "T" EXISTING LOTS 11 & 12, BLOCK "T" L-10006, P-334 PLAT No. 206	D. L. N. FILE NO. 12034 SHEET 1 OF 1
	August, 2012 JP-343	August, 2012 JP-343	August, 2012 JP-343	August, 2012 JP-343	CHARLES CLEMENTE 503 DENNIS AVENUE SILVER SPRING, MARYLAND 20901	1"=50' R-60	WHEATON ELECTION DISTRICT NO. 15 MONTGOMERY COUNTY, MARYLAND		



EXISTING CONDITIONS



PROPOSED 2-LOT RE-SUBDIVISION



PROPOSED 3-LOT RE-SUBDIVISION

Scenario 3, 2 Lots

Scenario 2, Flag Lots

GENERAL NOTES

- OWNER: CHARLES CLARK, 510 DENNIS AVENUE, SILVER SPRING, MARYLAND 20910
- RECORDING OFF: FROM BEST AVAILABLE PUBLIC RECORDS
- ADJACENT PROPERTY: 14 BLDG.
- THE SITE IS LOCATED IN THE NORTHEAST QUARTER PARCELS. THIS AREA IS NOT A SPECIAL PROTECTION AREA.
- PROPOSED LOTTERY AND GAMING SERVICES SHALL BE PERMITTED BY THE DISTRICT BEFORE A GENERAL LICENSE IS ISSUED.
- THERE ARE NO KNOWN WETLANDS OR 100 YEAR FLOODPLAIN ON THE PROPERTY.
- THERE ARE NO KNOWN RECORDS TITLES ON THIS PROPERTY.
- THERE ARE NO KNOWN BASE, THREATENED OR ENDANGERED SPECIES OCCURRING ON THIS SITE.
- ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE.

ZONING STANDARDS

LOT AREA	ALLOWED	ENFORCED
6,000 sq ft	6,000 sq ft	1,500 sq ft
LOT WIDTH	At Front 80'	17'
At Rear 80'	25'	25'
HEIGHTS		
Front 35'	25'	25'
Rear 35'	35'	35'
DEVELOPMENT	35'	35'
LOT COVERAGE	25%	25%

SITE DATA

EXISTING ZONING: R-40
 EXISTING SITE AREA: 120,750 sq ft
 EXISTING LOT AREA: 30,188 sq ft
 LOT AREA DATA: DENSITY ALLOWED: 30.00 sq ft / ADJUD. SINGLE - 3 LOTS
 DENSITY: 2 LOTS

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THESE CONDITIONS HAVE BEEN PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 00044, EXPIRES ON DATE: MAY 28, 2025.

Charles Clark
 DATE: 08/01/2012
 TITLE: OWNER

GLW QUIGLEY LITTLE & WEBER, P.A.
 ONE INDEPENDENT LANE SUITE 200
 SILVER SPRING, MARYLAND 20910
 TEL: 301-424-8400 FAX: 301-424-8401
 WWW.GLW.COM



PREPARED FOR:
 CHARLES CLARK
 510 DENNIS AVENUE
 SILVER SPRING, MARYLAND 20910

DATE: 08-01-2012
 BY: JF - JAS

SCALE: 1"=50'
 SHEET: 01 OF 01

FREE APPLICATION PLAN
 NORTHWOOD KNOLLS
 RE-SUBDIVISION OF LOT 15, BLOCK 7
 L. 1004.0-00

S.I. FILE NO. 12034
 SHEET 1 OF 1

ATTACHMENT 3:
Neighborhood Comparison

Northwood Knolls #720130010

Re-Subdivision Criteria (Section 50-29 (b))

LOT/BLOCK	STREET FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH (@BRL)	AREA (BLDG. envelope)	SUITABILITY
3/2	+/- 65 LF	CORNER, ANGLED	7,636 sf	RECTANGULAR	+/- 68 LF	2,882 SF	SUITABLE
4/2	+/- 62 LF	ANGLED	6,891 SF	RECTANGULAR	+/- 61 LF	2,988 SF	SUITABLE
5/2	+/- 62 LF	ANGLED	7,342 SF	RECTANGULAR	+/- 61 LF	3,424 SF	SUITABLE
6/2	+/- 62 LF	STRAIGHT	7,407 SF	RECTANGULAR	+/- 59 LF	3,287 SF	SUITABLE
7/2	+/- 62 LF	STRAIGHT	7,342 SF	RECTANGULAR	+/- 61 LF	3,338 SF	SUITABLE
8/2	+/- 62 LF	STRAIGHT	7,310 SF	RECTANGULAR	+/- 61 LF	3,319 SF	SUITABLE
9/2	+/- 62 LF	STRAIGHT	7,310 SF	RECTANGULAR	+/- 60 LF	3,325 SF	SUITABLE
10/2	+/- 62 LF	STRAIGHT	7,894 SF	RECTANGULAR	+/- 62 LF	3,806 SF	SUITABLE
11/2	+/- 62 LF	STRAIGHT	8,695 SF	RECTANGULAR	+/- 62 LF	4,132 SF	SUITABLE
12/2	+/- 62 LF	STRAIGHT	8,517 SF	RECTANGULAR	+/- 62 LF	3,968 SF	SUITABLE
13/2	+/- 62 LF	STRAIGHT	7,402 SF	RECTANGULAR	+/- 61 LF	3,274 SF	SUITABLE
14/2	+/- 84 LF	STRAIGHT	7,018 SF	RECTANGULAR	+/- 81 LF	3,390 SF	SUITABLE
15/2	+/- 87 LF	CORNER, ANGLED	7,659 SF	IRREGULAR	+/- 91 LF	3,023 SF	SUITABLE
1/D	+/- 101 LF	CORNER, ANGLED	7,861 SF	IRREGULAR	+/- 49 LF	1,978 SF	SUITABLE
2/D	+/- 50 LF	STRAIGHT	5,500 SF	RECTANGULAR	+/- 50 LF	1,856 SF	SUITABLE
3/D	+/- 50 LF	STRAIGHT	5,500 SF	RECTANGULAR	+/- 49 LF	1,749 SF	SUITABLE
4/D	+/- 50 LF	STRAIGHT	5,500 SF	RECTANGULAR	+/- 50 LF	1,797 SF	SUITABLE
5/D	+/- 50 LF	STRAIGHT	5,500 SF	RECTANGULAR	+/- 49 LF	1,746 SF	SUITABLE
6/D	+/- 50 LF	STRAIGHT	5,500 SF	RECTANGULAR	+/- 53 LF	2,068 SF	SUITABLE
7/D	+/- 50 LF	STRAIGHT	6,099 SF	RECTANGULAR	+/- 50 LF	2,069 SF	SUITABLE
8/D	+/- 50 LF	STRAIGHT	6,577 SF	RECTANGULAR	+/- 51 LF	2,415 SF	SUITABLE
9/D	+/- 50 LF	STRAIGHT	7,415 SF	RECTANGULAR	+/- 58 LF	3,441 SF	SUITABLE
10/D	+/- 50 LF	STRAIGHT	8,821 SF	RECTANGULAR	+/- 48 LF	3,907 SF	SUITABLE
11/D	+/- 98 LF	CORNER, STRAIGHT	7,002 SF	RECTANGULAR	+/- 64 LF	2,012 SF	SUITABLE
12/D	+/- 55 LF	STRAIGHT	6,428 SF	RECTANGULAR	+/- 59 LF	3,000 SF	SUITABLE
1/1	+/- 50 LF	STRAIGHT	9,121 SF	IRREGULAR	+/- 69 LF	4,020 SF	SUITABLE
2/1	+/- 62 LF	STRAIGHT	6,820 SF	RECTANGULAR	+/- 60 LF	2,488 SF	SUITABLE
3/1	+/- 62 LF	STRAIGHT	6,820 SF	RECTANGULAR	+/- 62 LF	2,765 SF	SUITABLE
4/1	+/- 62 LF	STRAIGHT	6,674 SF	RECTANGULAR	+/- 62 LF	2,544 SF	SUITABLE
5/1	+/- 72 LF	STRAIGHT	6,153 SF	SQUARE/ANGLED	+/- 77 LF	2,101 SF	SUITABLE
6/1	+/- 120 LF	CORNER/ANGLED	11,345 SF	IRREGULAR	+/- 109 LF	3,240 SF	SUITABLE
7/1	+/- 75 LF	STRAIGHT	6,986 SF	SQUARE	+/- 75 LF	2,709 SF	SUITABLE
8/1	+/- 68 LF	STRAIGHT	7,631 SF	RECTANGULAR	+/- 68 LF	3,558 SF	SUITABLE
9/1	+/- 92 LF	CORNER, STRAIGHT	7,834 SF	SQUARE	+/- 94 LF	2,954 SF	SUITABLE

A3: Pg 1

Re-Subdivision Criteria (Section 50-29 (b))

LOT/BLOCK	STREET FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH (@BRL)	AREA (BLDG. envelope)	SUITABILITY
10/1	+/- 63 LF	ANGLED	9,573 SF	WEDGE	+/- 79 LF	4,423 SF	SUITABLE
11/1	+/- 43 LF	ANGLED	10,006 SF	WEDGE	+/- 67 LF	4,669 SF	SUITABLE
12/1	+/- 30 LF	ANGLED	12,158 SF	WEDGE	+/- 50 LF	6,787 SF	SUITABLE
13/1	+/- 63 LF	STRAIGHT	7,838 SF	WEDGE	+/- 77 LF	2,786 SF	SUITABLE
14/1	+/- 87 LF	CORNER, STRAIGHT	7,824 SF	SQUARE	+/- 84 LF	1,998 SF	SUITABLE
16/1	+/- 88 LF	CORNER, STRAIGHT	7,265 SF	SQUARE	+/- 78 LF	2,706 SF	SUITABLE
17/1	+/- 29 LF	ANGLED	7,535 SF	WEDGE	+/- 46 LF	3,181 SF	SUITABLE
18/1	+/- 36 LF	ANGLED	10,657 SF	WEDGE	+/- 55 LF	5,896 SF	SUITABLE
19/1	+/- 41 LF	ANGLED	7,423 SF	WEDGE	+/- 61 LF	3,066 SF	SUITABLE
20/1	+/- 34 LF	ANGLED	7,337 SF	WEDGE	+/- 56 LF	2,732 SF	SUITABLE
21/1	+/- 83 LF	CORNER, ANGLED	7,548 SF	SQUARE	+/- 89 LF	2,237 SF	SUITABLE
22/1	+/- 78 LF	STRAIGHT	6,459 SF	SQUARE/ANGLED	+/- 79 LF	1,592 SF	SUITABLE
26/1	+/- 105 LF	CORNER, ANGLED	8,563 SF	IRREGULAR	+/- 106 LF	2,450 SF	SUITABLE
27/1	+/- 71 LF	ANGLED	6,400 SF	RECT./ANGLED	+/- 69 LF	2,583 SF	SUITABLE
29/1	+/- 60 LF	STRAIGHT	9,071 SF	RECTANGULAR	+/- 62 LF	4,048 SF	SUITABLE
14/3	+/- 97 LF	CORNER, ANGLED	8,118 SF	IRREGULAR	+/- 63 LF	3,224 SF	SUITABLE
69	+/- 86 LF	STRAIGHT	9,905 SF	RECTANGULAR	+/- 76 LF	4,343 SF	SUITABLE
70	+/- 86 LF	STRAIGHT	10,095 SF	RECTANGULAR	+/- 86 LF	5,244 SF	SUITABLE
71	+/- 92 LF	CORNER, STRAIGHT	11,227 SF	RECTANGULAR	+/- 91 LF	4,438 SF	SUITABLE

EXISTING LOT 1							
15/1	+/- 121 LF	STRAIGHT	33,345 SF	RECTANGULAR	+/- 121 LF	23,523 SF	SUITABLE

Scenario 1:							
3 LOTS (NO FRONTAGE)							
30/1	+/- 121 LF	STRAIGHT	10,988 SF	RECTANGULAR	+/- 120 LF	3,925 SF	SUITABLE
31/1	+/- 90 LF (PRIVATE)	STRAIGHT	11,044 SF	RECTANGULAR	+/- 90 LF	3,793 SF	SUITABLE
32/1	+/- 73 LF (PRIVATE)	ANGLED	11,171 SF	SQUARE/ANGLED	+/- 89 LF	6,057 SF	SUITABLE

Scenario 2:							
3 LOTS (FLAG LOTS)							
30/1	+/- 71 LF	STRAIGHT	7,895 SF	RECTANGULAR	+/- 71 LF	3,497 SF	SUITABLE
31/1	+/- 25 LF (PIPESTEM)	STRAIGHT	10,077 SF	PIPESTEM/SQUARE	+/- 75 LF	3,012 SF	SUITABLE
32/1	+/- 25 LF (PIPESTEM)	STRAIGHT	15,232 SF	PIPESTEM/SQUARE	+/- 71 LF	5,349 SF	SUITABLE

Re-Subdivision Criteria (Section 50-29 (b))

LOT/BLOCK	STREET FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH (@BRL)	AREA (BLDG. envelope)	SUITABILITY
Scenario 3:							
2 LOTS							
30/1	+/- 61 LF	STRAIGHT	17,112 SF	RECTANGULAR	+/- 61 LF	9,958 SF	SUITABLE
31/1	+/- 61 LF	STRAIGHT	16,092 SF	RECTANGULAR	+/- 61 LF	9,385 SF	SUITABLE