



## Preliminary Plan No. 120140200, Northwood Knolls

PB

Patrick Butler, Planner Coordinator, Area 2 Division, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), 301-495-4561

KA

Khalid Afzal, Planner Supervisor, Area 2 Division, [Khalid.Afzal@montgomeryplanning.org](mailto:Khalid.Afzal@montgomeryplanning.org), 301-495-4650

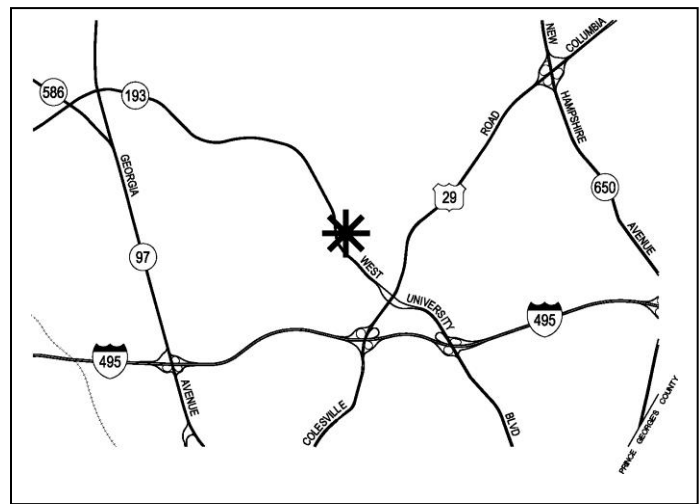
GK

Glenn Kreger, Chief, Area 2 Division [Glenn.Kreger@montgomeryplanning.org](mailto:Glenn.Kreger@montgomeryplanning.org), 301-495-4653

Completed: 11/21/14

### Description

- Request for resubdivision of one lot into three-lots;
- 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: 6/5/2014.



### Summary

- Staff recommends approval of the Preliminary Plan with conditions, and approval of a waiver of the resubdivision criteria for 2 of 3 proposed lots, pursuant to Section 50-38 of the Subdivision Regulations, to provide relief from three (frontage, size, and shape) of the seven Resubdivision Criteria found within 50-29(b)(2) of the Subdivision Regulations.
- The Planning Board reviewed Pre-Preliminary Plan No. 720130010 for non-binding advice on May 16, 2013, and voiced their preference for this lot configuration.

## PRELIMINARY PLAN RECOMMENDATION AND CONDITIONS

Staff recommends approval of Preliminary Plan 120140200 pursuant to Chapter 50 of the Montgomery County Subdivision Regulations subject to the following conditions:

- 1) This Preliminary Plan is limited to three lots for three one-family detached dwelling units.
- 2) The Applicant must replace the existing 4-foot wide sidewalks with 5-foot-wide sidewalks with a green panel and street trees along the property frontage of Dennis Avenue, extend this reconstructed sidewalk off-site to the existing cul-de-sacs to the east and west of the property line, and provide a pedestrian connection to the existing bus stops, as shown on the Preliminary Plan.
- 3) The Planning Board accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated September 2, 2014, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 4) Prior to recordation of plat(s), the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
- 5) The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Service (“MCDPS”) – Water Resources Section in its stormwater management concept letter dated October 1, 2014, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 6) The Subject Property is within the Northwood School cluster area. The Applicant must make a School Facilities Payment to MCDPS at the elementary, middle, and high school level at the single-family detached unit rates for all units for which a building permit is issued and a School Facilities Payment is applicable. The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code.
- 7) The certified Preliminary Plan must contain the following note:  
Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board’s approval.
- 8) The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.
- 9) The record plat must reflect common ingress/egress and utility easements over all shared driveways.
- 10) The record plat must show necessary easements.

## SITE DESCRIPTION

The Subject Property (“Property”) is Lot 15, of the Northwood Knolls Subdivision, Plat No. 2986, recorded in December 1951. The Property is located on the north side of Dennis Avenue, approximately 500 feet east of its intersection with University Boulevard West (MD 193), and within the boundary of the 1996 *Four Corners Master Plan* (“Master Plan”). It is approximately 33,354 square feet in size and is zoned R-60. Currently, the Property is improved with a one-family home and multiple accessory structures on-site, which are used to support the Clements Landscaping Company. Currently, access to the Property is from Dennis Avenue, via the adjacent Lot 17, which is owned by the Applicant. The surrounding land uses are one-family detached houses on lots ranging from 5,500 to 12,100 square feet, in the R-60 Zone.



*Image 1 – Vicinity*

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 than the adjacent lots to the east and west. Otherwise, the Property is relatively flat and well landscaped.



*Image 2 – Site Aerial*

## **PROPOSAL**

Under the R-60 Zone, the Property could have a maximum of five lots based on its size; however, the Applicant is seeking approval of a resubdivision into three lots. The Applicant's proposal would create three lots, two of which would be flag lots with 25 feet of street frontage each, and a shared private driveway. The three lots will be served by public water and sewer, and vehicular access to each lot will be provided via a shared driveway from Dennis Avenue. No additional right-of-way is required for Dennis Avenue. Five foot-wide sidewalks will be installed between the two cul-de-sacs on the north side of Dennis Avenue, as shown on the Preliminary Plan (Attachment A).

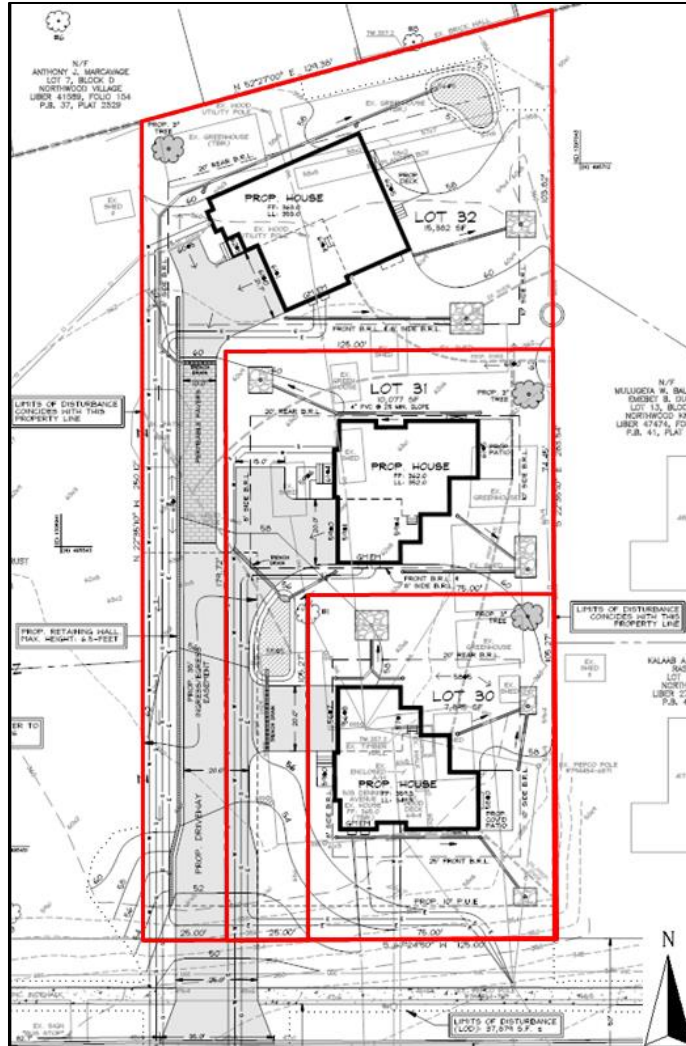


Image 3 – Preliminary Plan

**COMMUNITY OUTREACH**

The Applicant has complied with all submittal and noticing requirements, and Staff has not received correspondence from any community groups or citizens as of the date of this report.

**ANALYSIS AND FINDINGS**

**Master Plan Compliance**

The *Four Corners Master Plan* supports the retention and reconfirmation of the R-60 Zone and residential land use for the Subject Property. There are no specific recommendations for the Property or surrounding area that are applicable. The Master Plan contains a general recommendation regarding vehicular and pedestrian connectivity. The proposed Preliminary Plan satisfies that recommendation by providing adequate vehicular and pedestrian access to the site, and by improving the sidewalks along Dennis Avenue. Other agencies have reviewed the proposed application and determined that the proposed use will not adversely impact environmental, land use and zoning, transportation, or community facilities as identified by the Master Plan. The proposed application will create three lots that are consistent with the zoning and residential use identified by the Master Plan. Therefore, the proposed Preliminary Plan conforms to the *Four Corners Master Plan*.

## **Public Facilities**

### Roads and Transportation Facilities

The three single-family detached units proposed do not generate 30 or more vehicle trips during the weekday morning or evening peak-hours. Therefore, the application is not required to submit a traffic study to satisfy the Local Area Transportation Review (LATR) test, and since the proposed lots will generate fewer than three peak-hour trips during the weekday or evening peak-hours, mitigation is not required to satisfy the Transportation Policy Area Review (TPAR) test.

Dennis Avenue is a 60-foot wide Primary Residential Street, P-7, with Class III or PB-10, signed shared roadway bikeway as recommended in the 1996 Approved and Adopted *Four Corners Master Plan*. Additional dedication of right-of-way is not required. Per the County Road Code, sidewalks are required for lots in the R-60 Zone. The Applicant is required to replace the existing 4-foot wide sidewalks with 5-foot wide sidewalks with a green panel and street trees along the property frontage of Dennis Avenue. In addition, the Applicant is required to extend this reconstructed sidewalk off-site to the existing cul-de-sacs to the east and west of the property line and to provide a sidewalk connection to the existing bus stops, as shown on the Preliminary Plan.

### Other Public Facilities and Services

Other public facilities and services are available and will be adequate to serve the proposed dwelling units. The application meets the Montgomery County Fire and Rescue Service requirements for fire and rescue vehicle access. Other public facilities and services, such as police stations, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policy currently in effect. Electrical and telecommunications services are also available to serve the Property. The Subject Property is within the Northwood school cluster, which is subject to a School Facilities Payment at the elementary, middle, and high school levels. Therefore, a school facilities payment related to the Subdivision Staging Policy is required for the two new residential units/lots proposed.

## **Environment**

### Environmental Guidelines and Forest Conservation

There are no environmentally sensitive features on this property. In addition, the Property is subject to the Chapter 22A Montgomery County Forest Conservation Law. However, it is exempt from the requirements of submitting a Forest Conservation Plan (FCP) per an FCP Exemption request, 42014143E, approved on April 1, 2014 (Attachment B). This exemption is based on an activity occurring on a tract of land less than 1.0 acre that will not result in the clearing of more than a total of 20,000 square feet of existing forest, or any existing specimen or champion tree, and reforestation requirements would not exceed 10,000 square feet. Per Section 22A-6(b), the Applicant submitted a tree save plan showing detailed and specific tree protection measures for on-site and off-site trees. Therefore, this plan complies with the Montgomery County Environmental Guidelines and satisfies the requirements of the Forest Conservation Law.

### Stormwater Management & Sediment Control

The MCDPS Stormwater Management Section issued a letter accepting the stormwater management concept for the Northwood Knolls site on October 1, 2014. The stormwater management concept proposes to meet required stormwater management goals via Environmentally Sensitive Design through the use of dry wells, landscape infiltration, permeable pavement, and non-rooftop disconnect.

**Compliance with the Subdivision Regulations and Zoning Ordinance**

This application has been reviewed for compliance with Chapter 50 of the Montgomery County Code, the Subdivision Regulations. The application meets all applicable sections, including the requirements for resubdivision, except for the frontage, size, and shape criteria, as discussed below.

The proposed lots meet the dimensional requirements of the R-60 Zone. The application has been reviewed by other applicable County agencies, all of whom have recommended approval of the plan (Attachment C).

Conformance with Section 50-29(b)(2) Resubdivision (Attachment D – Neighborhood Map & Resubdivision Data Table)



*Image 4 – Neighborhood*

**A. Statutory Review Criteria**

In order to approve an application for resubdivision, the Planning Board must find that the proposed lot(s) comply with all seven of the resubdivision criteria, set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.

**B. Neighborhood Delineation**

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate “Neighborhood” for evaluating the application. In this instance, the Neighborhood selected by the applicant, and agreed to by staff, consists of 53 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. All lots within the proposed Neighborhood share the same R-60 Zone classification as the Property. Staff finds the proposed Neighborhood provides an adequate sample of the lots and development pattern of the area.

### **C. Analysis**

#### **Comparison of the Character of Proposed Lots to Existing Lots in the Neighborhood**

In performing the analysis, staff applied the above-noted resubdivision criteria to the delineated Neighborhood. Proposed Lots 31 and 32 will be pipestem lots, if approved. They will establish the smallest frontage and only pipestem shaped lots in the Neighborhood. While the Property is currently the largest lot in the neighborhood, Proposed Lot 32 will continue to be the largest in size, but at 15,382 square feet in size, it will be less than half the size of the existing lot. Staff recommends a Subdivision Regulation Waiver pursuant to Section 50-38 of the Subdivision Regulations to provide relief from three (frontage, size, and shape) of the seven Resubdivision Criteria found within 50-29(b)(2) of the Subdivision Regulations. Specifically, proposed Lot 31 will require a waiver of frontage and shape, while proposed Lot 32 will require a waiver of frontage, size, and shape.

The proposed lots are of the same character with respect to the resubdivision criteria as other lots within the defined Neighborhood. As set forth below, the attached tabular summary and graphical documentation demonstrate that the proposal complies with Section 50-20(b)(2):

#### **Frontage:**

Lot frontage ranges from 29 feet to 130 feet. 20 of the existing lots have frontage of 60 feet or less, while the remaining 33 lots have frontage of 62 feet or more. The frontage for Proposed Lot 30 (75 feet) clearly falls within the acceptable range established by the Neighborhood. Therefore, Proposed Lot 30 will be of the same character as existing lots in the Neighborhood with respect to lot frontage.

Proposed Lots 31 and 32 are flag lots, and each will have 25 feet of frontage. These would be the smallest in the Neighborhood, and not within the range of all other lots. Lot 17, which abuts the Property, has 29 feet of frontage. Staff recommends a waiver under 50-38(a)(1) for proposed Lots 31 and 32.

**Alignment:** The road network in the Neighborhood is a combination of grid and cul-de-sac pattern. The majority of the lots in the Neighborhood are perpendicular to Dennis Avenue, while there are two small cul-de-sacs that create a radial alignment. Eight lots are radial, while the remaining lots are perpendicular to Dennis Avenue. The three proposed lots will be perpendicular to Dennis Avenue, which is in character with the majority of lots in the Neighborhood. The proposed lots are of the same character as existing lots with respect to the alignment criterion.

**Size:** Lot sizes in the Neighborhood range from 5,500 square feet to 12,158 square feet. Thirty eight of the existing lots in the Neighborhood are 8,000 square feet or smaller; while the remaining 15 lots are between 8,000 square feet and 12,158 square feet. Proposed Lots 30 and 31 will be 7,895 square feet and 10,077 square feet, respectively. Therefore, the size of the Proposed Lots 30 and 31 are in character with the existing lots in the neighborhood.

Proposed Lot 32 will be 15,382 square feet in size. The Property is currently 33,354 square feet in size and the largest in the Neighborhood. Once subdivided, proposed Lot 32 will be the largest



in the neighborhood, however proposed Lot 32 will be less than ½ the size of the current configuration and excess square footage is contained in the pipestem. Actual usable area of the lot is in conformance with the Neighborhood. Staff recommends a waiver under 50-38(a)(1) for proposed Lot 32.

**Shape:** Thirty of the existing lots in the Neighborhood are rectangular, 17 are irregular, and six are triangular/wedge shaped. Proposed Lot 30 is rectangular, which is consistent with the majority of the lots in the Neighborhood. The shape of Proposed Lot 30 will be in character with shapes of the existing lots in the Neighborhood.

Proposed Lots 31 and 32 will both be pipestem with respect to shape. Currently, there are no pipestem shaped lots in the Neighborhood. However, when the Property and surrounding block was originally platted, the owner arranged the lots and blocks leaving no other way to further subdivide Lot 15, unless the Planning Board would approve a pipestem configuration, or waive the requirement for lot frontage entirely. Staff recommends a waiver under 50-38(a)(1) for Proposed Lots 31 and 32.

**Width:** Lot widths in the Neighborhood range from 50 feet to 130 feet. Forty-four of the 53 lots range in width from 50 feet to 90 feet, while the remaining 9 lots are 90 feet to 130 feet wide. Proposed Lots 30, 31, and 32 will have a lot width of 75 feet, 100 feet, and 125 feet, respectively. Therefore, the proposed lots will be in character with existing lots in the Neighborhood with respect to width.

**Area:** The buildable area of existing lots in the Neighborhood ranges from 2,149 square feet to 7,207 square feet. Of the 53 lots, 41 range in size from 2,149 to 4,000 square feet, while the remaining 12 lots range in size from 4,000 to 7,207 square feet. Proposed Lots 30, 31, and 32 will have buildable areas of 3,435, 3,809, and 6,221 square feet, respectively. Therefore, the proposed lots will be in character with existing lots in the Neighborhood with respect to buildable area.

**Suitability for Residential Use:** The existing and the proposed lots are zoned residential and the land is developed for residential use. The lots are therefore in character with the rest of the neighborhood.

#### **D. Subdivision Regulations Waiver 50-38(a)(1)**

The Planning Board has the authority to grant waiver of any requirement of Chapter 50 pursuant to Section 50-38(a)(1) of the Subdivision Regulations provided certain findings can be made. The section states:

“The Board may grant a waiver from the requirements of this Chapter upon a determination that practical difficulties or unusual circumstances exist that prevent full compliance with the requirements from being achieved, and that the waiver is: 1) the minimum necessary to provide relief from the requirements; 2) not inconsistent with the purposes and objectives of the General Plan; and 3) not adverse to the public interest.”

Staff finds that a practical difficulty exists due to the size and shape of the Property. The Property is by far the largest lot in the Neighborhood, but has only 125 feet of frontage. The Property’s configuration with narrow street frontage, long depth, and the frontage and minimum width at front building restriction standards of the Zone limit the number of lots that could otherwise be approved on a

property with longer frontage along Dennis Avenue. As was previously presented and discussed with the Planning Board at the Pre-Preliminary Plan hearing, any approval of a subdivision including more than two lots on the Property will require a waiver of certain resubdivision criteria.

The waiver request pertains to proposed Lots 31 and 32; Lot 30 does not require a waiver. Lot 31 will be consistent with alignment, size, width, area and suitability for residential use, but a waiver is required for street frontage and shape. Lot 32 will be consistent with alignment, width, area and suitability for residential use, but a waiver is required for street frontage, size, and shape.

As outlined above, Lot 15 is much larger compared to the other lots in the existing neighborhood, but due to the existing size, shape, and location within the existing subdivision, Lot 15 will not be able to resubdivide into the proposed configuration of lots without the requested waiver. Therefore, the requested waiver is the minimum necessary to provide relief from the requirements.

The *Four Corners Master Plan* recommends retention and reconfirmation of the R-60 Zone and residential development. The Applicant's proposed resubdivision is consistent with the recommendations of the *Four Corners Master Plan*. Therefore, the waiver is not inconsistent with the General Plan.

The proposed lots will be of similar character to other lots within the Neighborhood, and provide adequate buildable area for appropriate orientation of new houses while providing for required setbacks and stormwater management facilities. No other reviewing agency has raised any concerns or objections to granting the waiver. Staff finds that all required findings have been made pursuant to Section 50-38(a)(1) and recommends approval of a waiver of Section 50-29(b)(2) for street frontage and shape of proposed Lot 31, and for street frontage, size, and shape of proposed Lot 32. Therefore, the waiver is not adverse to the public interest.

## **CONCLUSION**

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply. They are street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. As set forth above, the proposed lots are of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria except for frontage and shape of Lot 31, and frontage, size, and shape of Lot 32. A waiver of those characteristics is justified as outlined above. The proposed lots also meet all other requirements established in the Subdivision Regulations and the Zoning Ordinance, and the proposed Preliminary Plan is in substantial conformance with the recommendations of the *Four Corners Master Plan*. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable County agencies, all of whom have recommended approval of the plan. Therefore, Staff recommends approval of the application with the conditions listed at the beginning of this report.

## **Attachments**

- Attachment A – Preliminary Plan
- Attachment B – FCP Exemption Letter
- Attachment C – Agency Correspondence
- Attachment D – Neighborhood Map & Resubdivision Data Table

**GENERAL NOTES**

- BOUNDARY INFORMATION BASED UPON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2014.
- THO-FOOT CONTOUR DATA BASED UPON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2014.
- TOTAL LOT AREA: LOT 15 = 33,354 SQ. FT. (0.766 ACRES)
- PROPERTY IS LOCATED ON TAX MAP JP345, LOT 15, BLOCK 1, NORTHWOOD KNOLLS.
- PROPERTY IS LOCATED ON HSSC 200 SHEET 213 NH 01.
- PROPERTY IS LOCATED ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 24. SOIL TYPE(S): 2UB, GLENELG SILT LOAM.
- FLOOD ZONE "X" PER F.E.M.A. FIRM MAPS, COMMUNITY PANEL NUMBER 2408303700.
- PROPERTY IS LOCATED IN THE NORTHWEST BRANCH WATERSHED.
- WATER CATEGORY - 1 SEWER CATEGORY - 1
- LOCAL UTILITIES INCLUDE: WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION; FIBRE OPTIC - PERCO; TELEPHONE - VERIZON; GAS - WASHINGTON GAS

**SITE / ZONING DATA**

GROSS SITE AREA: 33,354 SQ. FT. ± (PER PLAT)  
 PROPOSED DEDICATION: 0.0 S.F.  
 NET TRACT AREA: 33,354 SQ. FT. ±

ZONING: R-60	REQUIRED	PROVIDED	PROVIDED	PROVIDED
MINIMUM LOT AREA	6,000 S.F.	PROP. LOT 32: 15,382 S.F.	PROP. LOT 31: 10,077 S.F.	PROP. LOT 30: 7,899 S.F.
MINIMUM LOT FRONTAGE	25'	25.0'	25.0'	75.0'
MINIMUM LOT WIDTH AT B.R.L.	60'	125.0'	100.0'	75.0'
MAXIMUM LOT COVERAGE	35%*	PROV. 12.4% ±	PROV. 15.4% ±	PROV. 19.6% ±
MINIMUM SETBACK FROM PUBLIC RIGHT-OF-WAY	DENNIS AVENUE: 25.0'*	DENNIS AVE 187.7'***	DENNIS AVE 113.3'***	DENNIS AVE 25.0'***
MINIMUM SETBACK FROM SIDE AND REAR LOT LINES	SIDES: 8' MIN./18' TOTAL REAR: 20'	8' / 18'	8' / 18'	8' / 18'
PROPOSED USE	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL

\* IN ACCORDANCE WITH SECTION 59-1-128 OF THE MONTGOMERY COUNTY ZONING ORDINANCE, ACTUAL LOT COVERAGE TO BE SHOWN AT BUILDING PERMIT SUBMITTAL.

\*\* IN ACCORDANCE WITH SECTION 59-1-5.33 OF THE MONTGOMERY COUNTY ZONING ORDINANCE, FRONT SETBACKS TO BE DETERMINED BY AN ESTABLISHED SURVEY LINE SURVEY AT BUILDING PERMIT SUBMITTAL.

NOTE: SITE / ZONING DATA PROVIDED HEREIN IS SUBJECT TO CHANGE BASED ON FINAL ARCHITECTURAL AND SITE DESIGNS.

**TREE DATA: ONSITE TREES**

(TREES 24" AND GREATER ONLY)

TREE NO.	COMMON NAME	SPECIES NAME	DBH (IN)	COND.	COMMENTS
1	Silver Maple	Acer saccharinum	33	fair	Topped, Many damaged limbs, Root damage, Sprouts

SPECIMEN TREES ARE INDICATED WITH BOLD TYPE.

**TREE DATA: OFFSITE TREES**

(TREES 24" AND GREATER ONLY)

TREE NO.	COMMON NAME	SPECIES NAME	DBH (IN)	COND.	COMMENTS
2	Silver Maple	Acer saccharinum	33	good	Offsite, Right-of-way
3	Red Oak	Quercus rubra	33	good	Offsite
4	Zelkova	Zelkova serrata	24	good	Offsite
5	White Pine	Pinus strobus	24	fair/poor	Offsite, Significant root damage, Broken limbs, Leaning, Hollowing
6	Tulip Poplar	Liriodendron tulipifera	34	good	Offsite, Approx. tree size & location, Condition based on visual observation
7	Silver Maple	Acer saccharinum	24	good	Offsite, Approx. tree size & location, Condition based on visual observation
8	Silver Maple	Acer saccharinum	24	good	Offsite
9	Silver Maple	Acer saccharinum	24	good	Offsite, Approx. tree size & location, Condition based on visual observation
10	Red Oak	Quercus rubra	24	good	Offsite, Approx. tree size & location, Condition based on visual observation
11	Silver Maple	Acer saccharinum	26	good	Offsite, Approx. location
12	Silver Maple	Acer saccharinum	25	good	Offsite, Approx. location

SPECIMEN TREES ARE INDICATED WITH BOLD TYPE.

**SOILS TABLE**

2UB GLENELG SILT LOAM  
 GLENELG SOILS ARE MODERATELY FINE-TEXTURED, VERY DEEP, WELL DRAINABLE AND MODERATELY PERMEABLE. AVAILABLE WATER CAPACITY IS HIGH, PRODUCTIVITY IS HIGH, EROSION HAZARD IS SLIGHT, THIS UNIT IS 25 TO 45 PERCENT IMPERVIOUS MATERIAL. CAPABILITY SUBCLASS IS LIE.

**LEGEND**

**EXISTING FEATURES**

- EX. PROPERTY LINES
- EX. STORM DRAIN MANHOLE AND INVERT
- EX. UNDERGROUND CONDUIT AND MANHOLE
- EX. SEWER MANHOLE AND INVERT
- EX. WATER LINE WITH VALVE
- EX. OVERHEAD UTILITY WITH POLE & 60'-HIGH
- EX. THO- AND TEN-FOOT CONTOURS
- EX. SPOT ELEVATION
- EX. MAILBOX
- EX. FIRE HYDRANT
- EX. DOWNSPOUT (PIPED & SPILLED)
- EX. CHAIN LINK FENCE
- EX. WOOD FENCE
- EX. WIRE FENCE
- EX. RETAINING WALL
- EX. SPECIMEN TREE
- EX. SIGNIFICANT TREE

**PROPOSED FEATURES**

- LIMITS OF DISTURBANCE (L.O.D.)
- PROP. WATER-HOUSE CONNECTION
- PROP. SEWER-HOUSE CONNECTION
- PROP. GAS-HOUSE CONNECTION
- PROP. ELECTRIC-HOUSE CONNECTION
- PROP. 4" PVC DRINKING PIPE
- PROP. CONTOUR WITH ELEVATION
- PROP. SPOT ELEVATION
- PROP. SURFACE FLOW DIRECTION
- PROP. PIPE FLOW DIRECTION
- PROP. 3" CALIPER TREE
- PROP. GRAVEL DRYWELL
- PROP. LANDSCAPE INFILTRATION W/ RIP-RAP INFLOW

**UTILITY INFORMATION**

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

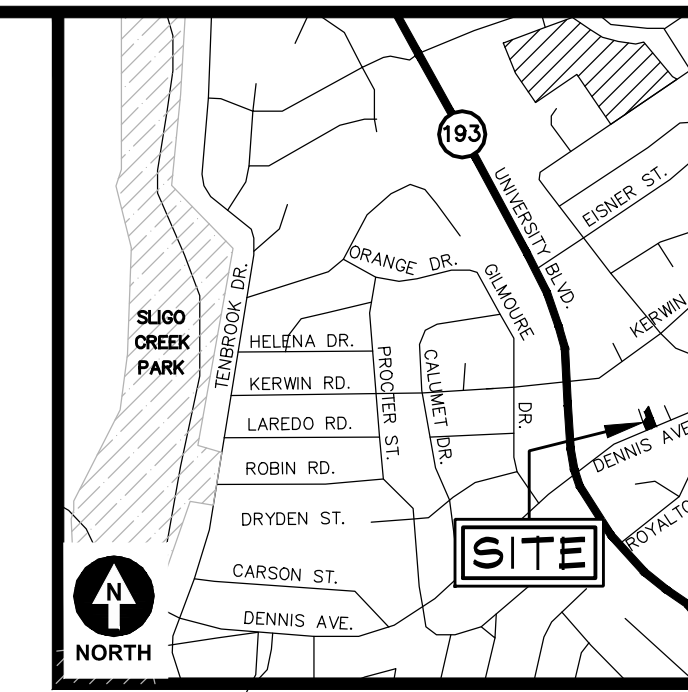
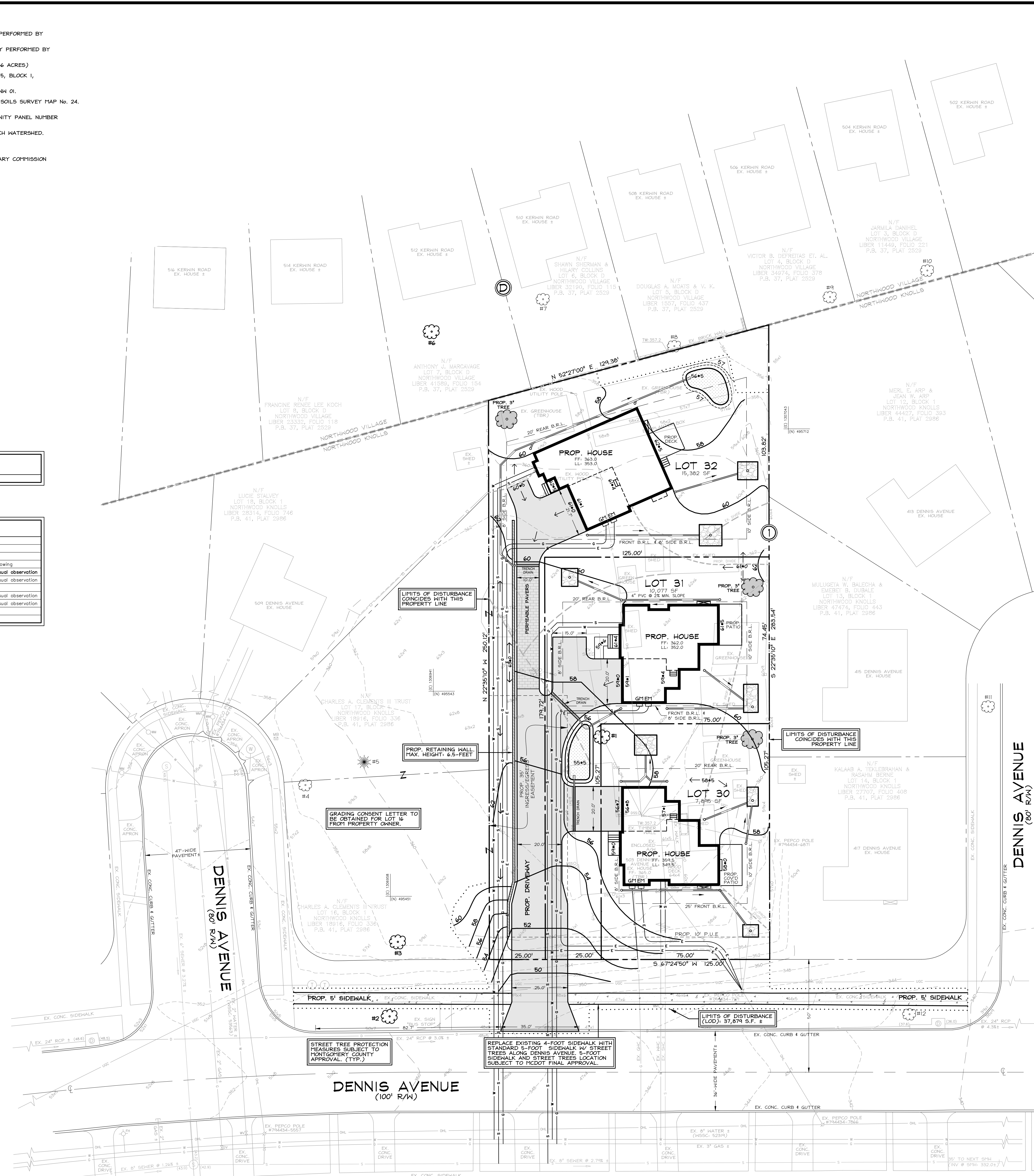
UTILITY CO.	REQUEST DATE	BY	INFO. RECEIVED	PLAN REVISIONS	BY
AT&T	1/31/2014	ACB	02/20/2014	NO FACILITIES	BSB
CONCAST	1/31/2014	ACB	03/11/2014	OVERHEAD LINES	BSB
NCE	1/31/2014	ACB	04/04/2014	NO FACILITIES	BSB
PERCO	1/31/2014	ACB	03/11/2014	VERIFIED	JSC
VERBON	1/31/2014	ACB	03/03/2014	JSC	JSC
WASH. GAS	1/31/2014	ACB	02/03/2014	03/13/2014	JSC
W.S.S.C.					
SEWER CONTRACT DRAWING	02/03/2014		03/13/2014		JSC
WATER CONTRACT DRAWING	02/03/2014		03/13/2014		JSC
HOUSE CONTRACT DRAWING CARDS	02/03/2014		03/13/2014		JSC

**MISS UTILITY**

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-251-7777, OR LOG ON TO WWW.MISSUTILITY.MD (16 HOURS IN ADVANCE OF ANY WORK IN THIS TOWN). THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 24A OF THE MONTGOMERY COUNTY CODE.

**NOTE:**

THE PROPOSED BUILDING FOOTPRINTS SHOWN HEREON ARE FOR GRAPHICAL REPRESENTATION. FINAL BUILDING LOCATIONS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS AND WILL CONFORM TO THE STANDARDS OF THE ZONE INCLUDING LOT COVERAGE, HEIGHT, SETBACKS, ETC.



VICINITY MAP  
 ADC MAP 5286, GRID G-6  
 SCALE: 1" = 200'

DATE	REVISION
02/20/14 <td>INITIAL SUBMITTAL TO MNCPPC (E-SUBMITTAL)</td>	INITIAL SUBMITTAL TO MNCPPC (E-SUBMITTAL)
04/05/14 <td>SECOND SUBMITTAL TO MNCPPC (E-SUBMITTAL)</td>	SECOND SUBMITTAL TO MNCPPC (E-SUBMITTAL)
06/04/14 <td>THIRD SUBMITTAL TO MNCPPC (E-SUBMITTAL)</td>	THIRD SUBMITTAL TO MNCPPC (E-SUBMITTAL)
09/30/14 <td>FOURTH SUBMITTAL TO MNCPPC (E-SUBMITTAL)</td>	FOURTH SUBMITTAL TO MNCPPC (E-SUBMITTAL)

507 DENNIS AVENUE, SILVER SPRING, MD 20901  
 PLAT BOOK 41, PLAT 2986, CIRCA 1981

**NORTHWOOD KNOLLS**  
 BLOCK 1, NORTHWOOD KNOLLS

PROPOSED LOTS 30-32, BLOCK 1

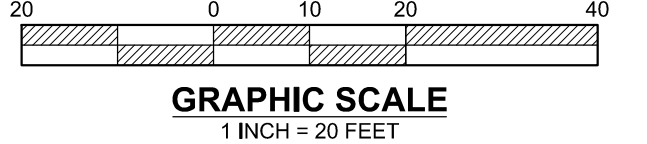
PRELIMINARY PLAN (MNCPPC FILE NO. 120140200)

108 West Ridgeville Blvd., Suite 101  
 Silver Spring, MD 20910  
 301-607-8031 office  
 301-607-8045 fax  
 www.casengineering.com  
 info@casengineering.com

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**APPLICANT**

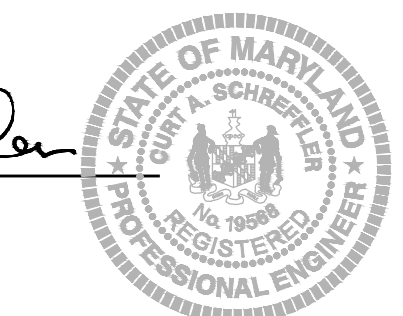
ROBERT CONNOR LLC  
 ATTN: STERLING MEYERING  
 2605 FOREST GLEN ROAD  
 SILVER SPRING, MD 20910  
 (301) 585-2600 PHONE  
 (301) 807-4200 CELL  
 yostering@gmail.com



**PROFESSIONAL ENGINEER CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19649, EXPIRATION DATE 3/6/2016.

09/30/14 DATE  
 Curt A. Schreffler  
 CURT A. SCHREFFLER, PE



507 DENNIS AVENUE  
 PROPOSED LOTS 30-32  
 BLOCK 1, NORTHWOOD KNOLLS  
 PRELIMINARY PLAN,  
 MNCPPC FILE NO.: 120140200

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1 OF 1



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

April 1, 2014

Mr. Robert Connor LLC  
2505 Forest Glen Road  
Silver Spring, MD. 20910

Re: 507 Dennis Avenue, Northwood Knolls; Forest Conservation Exemption 42014143E

Dear Mr. Connor:

This letter is to inform you that your request for an exemption from submitting a forest conservation plan 42014143E, 507 Dennis Avenue, Lot 15, Block 1, is confirmed. This plan submitted on March 31, 2014, is in compliance with Chapter 22A-5(s)(2) of the Forest Conservation Law. This exemption covers an activity conducted on a tract less than 1 acre that will not result in the clearing of more than a total of 20,000 square feet of existing forest, or any existing specimen or champion tree, and reforestation requirements would not exceed 10,000 square feet. Forest in any priority area on-site must be preserved.

Submittal of a "Tree Save plan" is required at the time of submittal of the Preliminary plan because a 33" Silver Maple specimen tree is proposed to be removed.

An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner should contact this inspector and the Montgomery County Department of Permitting Services (DPS) sediment control inspector for a pre-construction meeting.

You may contact me at [david.wigglesworth@montgomeryplanning.org](mailto:david.wigglesworth@montgomeryplanning.org) or at 301-495-4581 if you have any questions regarding these actions.

Sincerely,

A handwritten signature in black ink that reads "David Wigglesworth".

David Wigglesworth  
Sr. Planner  
Development Applications & Regulatory Coordination Division

CC: Jeffrey A. Robertson (CAS Eng.)  
42014143E



DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Arthur Holmes, Jr.  
Director

September 2, 2014

Mr. Patrick Butler, Planner  
Area 2 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120140200  
Northwood Knolls

*Patrick*  
Dear Mr. Butler:

We have completed our review of the preliminary plan dated June 5, 2014 and supplemental information provided earlier this month by the applicant's consultant. This plan was reviewed by the Development Review Committee for its July 7, 2014 meeting. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to the storm drain plans and analysis or any subsequent revisions should be submitted to the Department of Permitting Services. Include this letter and all other correspondence from this department.

1. There is a Bus Stop (21766) adjacent to the property which currently has a connection between the curb and the sidewalk. At or before the permit stage, please coordinate with Ms. Stacy Coletta of our Division of Transit Services to coordinate improvements to the RideOn bus facilities in the vicinity of this project. Ms. Coletta may be contacted at 240 777-5800. The existing Bus Stop is to remain in its current location and configuration following construction of the widened sidewalk, unless otherwise directed by Ms. Coletta.
2. Private common driveways shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.

**Division of Traffic Engineering and Operations**

---

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878  
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080  
trafficops@montgomerycountymd.gov

3. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
4. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
5. The updated storm drain capacity and impact analysis has NOT been accepted at this time. Prior to approval of the record plat, we will need the consultant to analyze the project's post-development impact on the efficiency and spreads at downstream inlet(s). This information may be submitted for review by the Department of Permitting Services Right-of-Way Plan Review Section at the record plat/permit stage.
6. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with the Department of Permitting Services Right-of-Way Plan Review Section.
7. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - A. Replace the existing four (4) foot wide facility by constructing a new five (5) foot wide concrete sidewalk and plant street tree(s) across the Dennis Avenue site frontage.
  - B. Additional improvements to the downstream public storm drain system may be required as a result of the review of the additional analyses discussed in item no. 5.
  - C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
  - D. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

Mr. Patrick Butler  
Preliminary Plan No. 120140200  
September 2, 2014  
Page 3

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Area Engineer for this project, at [deepak.somarajan@montgomerycountymd.gov](mailto:deepak.somarajan@montgomerycountymd.gov) or (240) 777-2194.

Sincerely,



Rebecca Toma  
for

Gregory M. Leck, Manager  
Development Review Team

M:\correspondence\FY15\Traffic\Active\120140200 Northwood Knolls Prelim Plan conditional acceptance ltr 083014 gml recs.doc

Enclosure

cc: Sterling Mehring Robert Conner, LLC  
Jared Sims Carhart CAS Engineering  
Curt Schreffler CAS Engineering  
Preliminary Plan folder  
Preliminary Plan letters notebook

cc-e: Catherine Conlon M-NCPPC DARC  
Matt Folden M-NCPPC Area 2  
Atiq Panjshiri MCDPS RWPR  
Sam Farhadi MCDPS RWPR  
Stacy Coletta MCDPS DTS  
Deepak Somarajan MCDOT DTEO



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: Northwood Knolls Preliminary Plan Number: 1- 20140200

Street Name: Dennis Avenue Master Plan Road Classification: Primary

Posted Speed Limit: 25 mph

Street/Driveway #1 ( Dennis Avenue ) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>339'</u>	<u>OK</u>	Right _____	_____
Left <u>392'</u>	<u>OK</u>	Left _____	_____

Comments:

Comments:

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*	Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)
Tertiary - 25 mph	150'	
Secondary - 30	200'	
Business - 30	200'	
Primary - 35	250'	
Arterial - 40	325'	
(45)	400'	
Major - 50	475'	
(55)	550'	

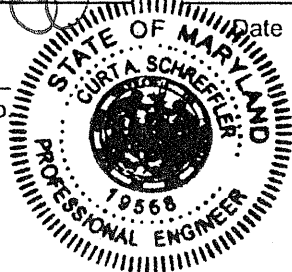
\*Source: AASHTO

**ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Curt Schrefler 8-4-14  
 Signature Date

19568  
 PLS/P.E. MD Reg. No.



<b>Montgomery County Review:</b>	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By:	<u>D. P. P. P.</u>
Date:	<u>09/02/14</u>





DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

October 1, 2014

Mr. Jared Sims Carhart  
CAS Engineering  
108 W. Ridgeville Boulevard, Suite 101  
Mount Airy, MD 21771

Re: Stormwater Management **CONCEPT** Request  
for Northwood Knolls  
Preliminary Plan #: 120140200  
SM File #: 264875  
Tract Size/Zone: 0.77 Ac./R-60  
Total Concept Area: 0.868 Ac.  
Lot/Block: 15/1  
Watershed: Northwest Branch

Dear Mr. Carhart:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via ESD by the use of dry wells, landscape infiltration, permeable pavement, and non-rooftop disconnect.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. At time of engineered plan submittal use the latest MCDPS design standards for the stormwater management structures.
5. Provide safe conveyance for 10 year over flows from the landscape infiltration structures.
6. Must provide an over drain with a safe out fall (to Dennis Avenue) for the permeable pavement.
7. Use either porous concrete or MCDPS approved pavers for the permeable pavement.
8. **At time of engineered plan submittal full ESD must be provided. No waivers will be granted.**

This list may not be all-inclusive and may change based on available information at the time.

---

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY  
www.montgomerycountymd.gov

montgomerycountymd.gov/311



240-773-3556 TTY

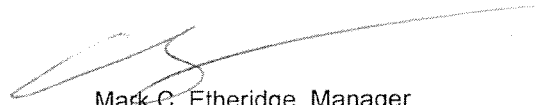
Mr. Jared Sims Carhart  
October 1, 2014  
Page 2

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,



Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: me CN264875 Northwood Knolls.DWK

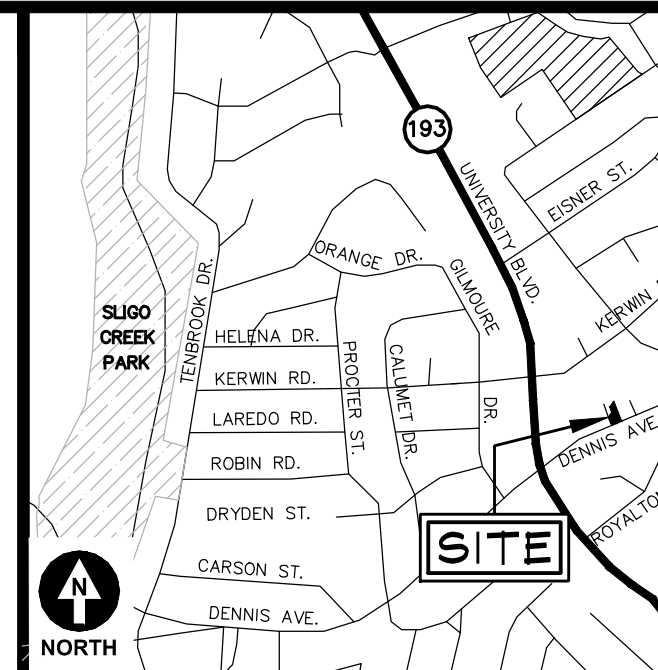
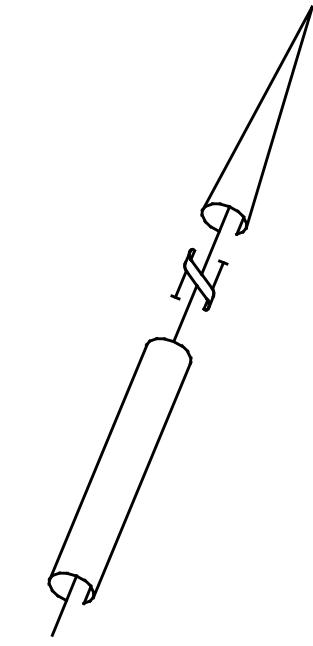
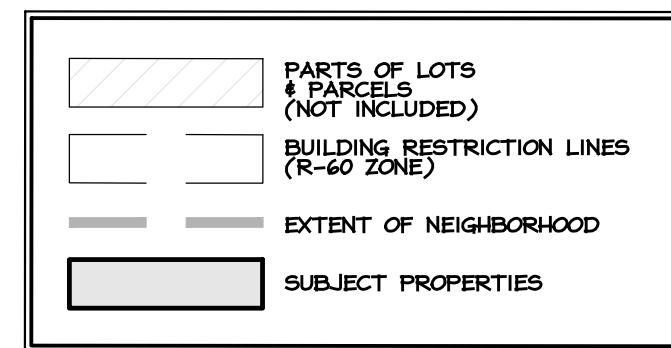
cc: C. Conlon  
SM File # 264875

ESD Acres:	0.868
STRUCTURAL Acres:	0.00
WAIVED Acres:	0.00

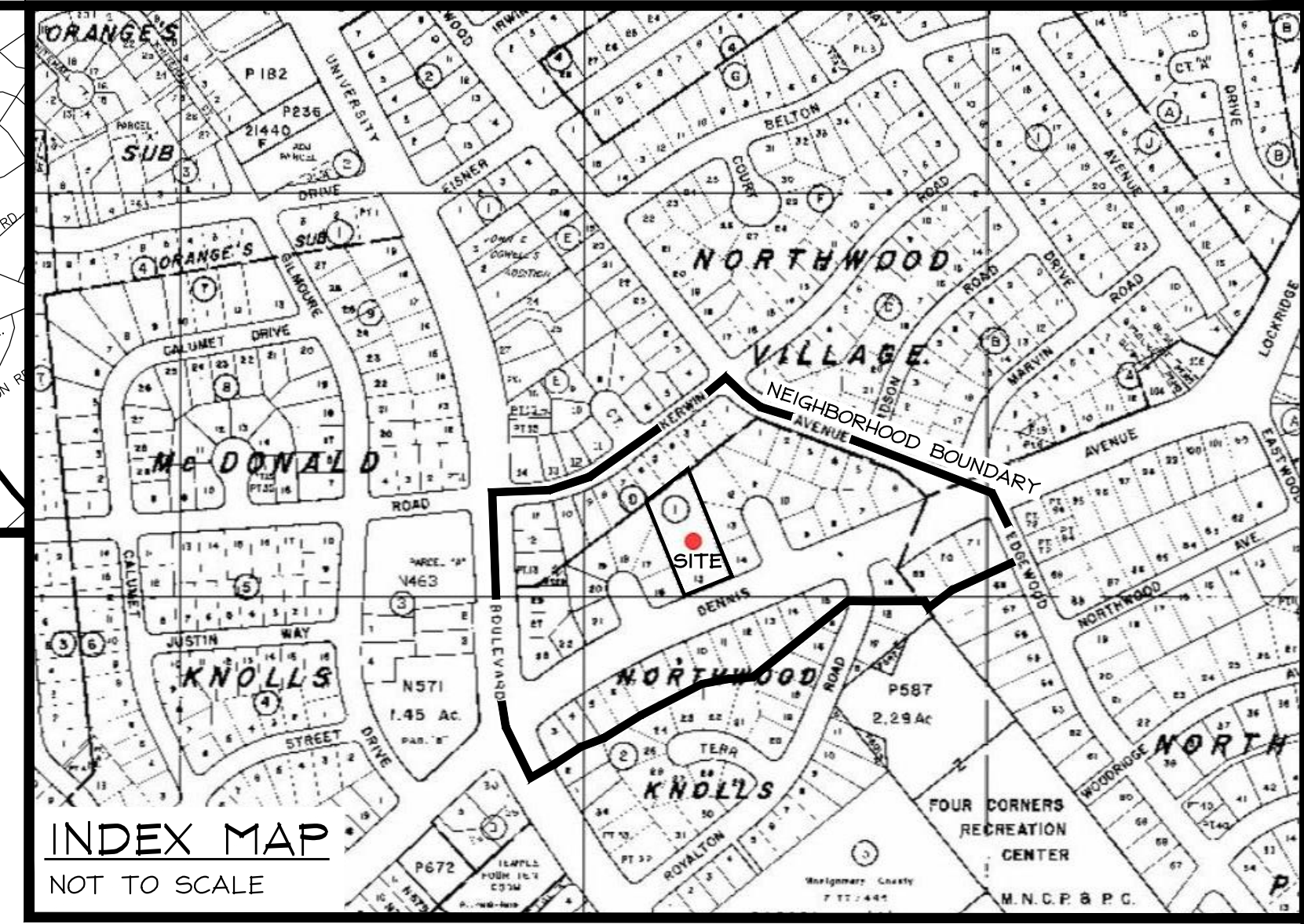
**GENERAL NOTES**

- ZONING: R-60  
MIN. LOT AREA = 6,000 SQ FT  
MIN. LOT WIDTH AT R/W = 25 FT  
MIN. LOT WIDTH AT B.R.L. = 60 FT  
FRONT B.R.L. = 25 FT (OR ESTABLISHED)  
REAR B.R.L. = 20 FT  
SIDE B.R.L. = 8 FT MIN. EACH SIDE  
18 FT MIN. TOTAL
- LOTS MARKED WITH "\*" DENOTE 7' SIDE SETBACKS.
- BOUNDARY INFORMATION BASED UPON AVAILABLE RECORDS.
- TOTAL LOT AREA: LOT 15 = 33,954 SQ. FT. (0.766 ACRES)
- PROPERTY IS LOCATED ON TAX MAP JP343, LOT 15, BLOCK 1, NORTHWOOD KNOLLS.
- PROPERTY IS LOCATED ON WSSC 200' SHEET 213 NM 01.
- PROPERTY IS LOCATED IN THE NORTHWEST BRANCH WATERSHED.
- WATER CATEGORY - 1 SEWER CATEGORY - 1
- LOCAL UTILITIES INCLUDE:  
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION  
ELECTRIC - PEPCO  
TELEPHONE - VERIZON  
GAS - WASHINGTON GAS

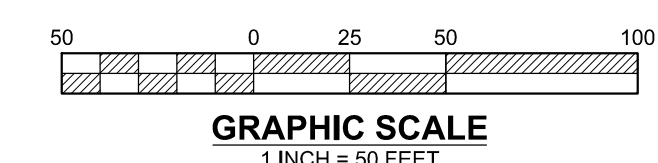
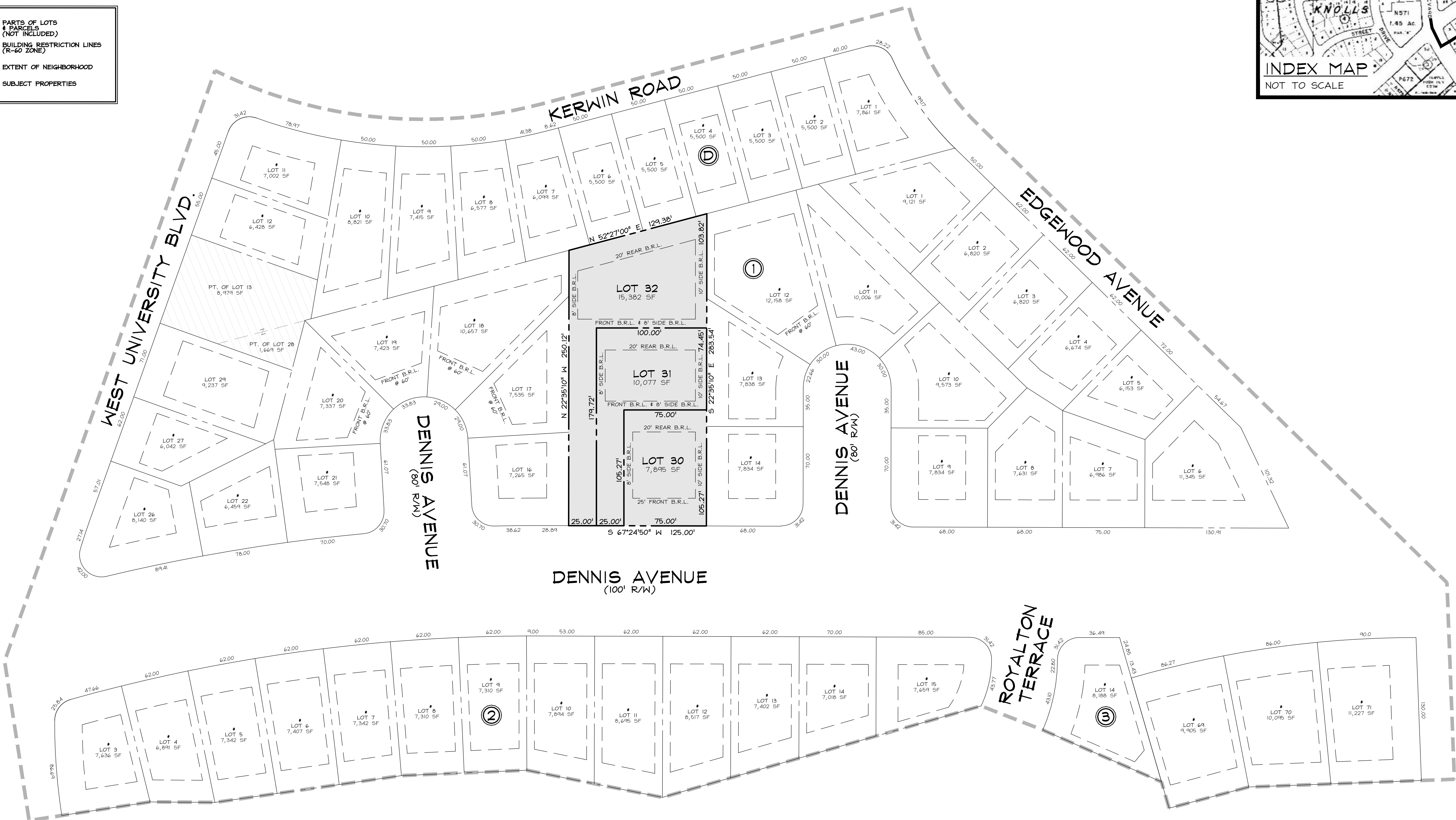
**LEGEND**



**VICINITY MAP**  
ADC MAP 5286, GRID G-6  
SCALE: 1" = 2000'



**INDEX MAP**  
NOT TO SCALE



**APPLICANT**  
ROBERT CONNOR LLC  
ATTN: STERLING MEHRING  
2505 FOREST GLEN ROAD  
SILVER SPRING, MD 20910  
(301) 585-2600 PHONE  
(301) 807-9200 CELL  
yosterling@gmail.com

507 DENNIS AVENUE  
PROP. LOTS 30-32  
NORTHWOOD KNOLLS  
NEIGHBORHOOD MAP  
MNCPPC NO.: 120140200

NOTE: THIS NEIGHBORHOOD MAP IS FOR GRAPHICAL REPRESENTATION ONLY. ALL LOT STATISTICS TAKEN FROM AVAILABLE RECORD PLATS & MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION RECORDS.

DATE	02/2014
PROJECT	14-032
REVISION	INITIAL SUBMITTAL TO MNCPPC (E-SUBMITTAL)
BY	JSC
DATE	05/29/14
REVISION	
DATE	
REVISION	
DATE	
REVISION	

507 DENNIS AVENUE, SILVER SPRING, MD 20901  
PLAT BOOK 41, PLAT 2986, CIRCA 1951

PROPOSED LOTS 30-32, BLOCK 1

**NORTHWOOD KNOLLS**  
PHEATON (13TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

NEIGHBORHOOD MAP

108 West Ridgeville Blvd., Suite 101  
Mount Airy, Maryland 21771  
301-607-8031 office  
301-607-8045 fax  
www.casengineering.com  
info@casengineering.com

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# PROPOSED LOTS 30-32

507 Dennis Avenue

CAS Project No. 14-032

Comparable Lot Data Table - Sorted by Buildable Area, Largest to Smallest

Lot	Block	Subdivision	Frontage	Abutment	Lot Size	Lot Shape	Width at R.F.T.	Buildable Area
12	1	NORTHWOOD KNOLLS	30.00 Feet	ANGLED	12,158 S.F.	WEDGE	60.0 Feet	7,207.8 S.F.
<b>PROP. LOT 32</b>	<b>1</b>	<b>NORTHWOOD KNOLLS</b>	<b>25.00 Feet</b>	<b>PERPENDICULAR</b>	<b>15,382 S.F.</b>	<b>PIPESTEM</b>	<b>125.0 Feet</b>	<b>6,221.6 S.F.</b>
70	N/A	NORTHWOOD PARK	86.00 Feet	PERPENDICULAR	10,095 S.F.	RECTANGULAR	83.7 Feet	5,335.4 S.F.
18	1	NORTHWOOD KNOLLS	29.00 Feet	ANGLED	10,657 S.F.	WEDGE	60.0 Feet	5,175.3 S.F.
69	N/A	NORTHWOOD PARK	86.27 Feet	PERPENDICULAR	9,905 S.F.	RECTANGULAR	83.9 Feet	5,171.4 S.F.
10	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	8,821 S.F.	IRREGULAR	52.8 Feet	4,652.8 S.F.
10	1	NORTHWOOD KNOLLS	65.00 Feet	ANGLED	9,573 S.F.	IRREGULAR	84.9 Feet	4,652.3 S.F.
71	N/A	NORTHWOOD PARK	130.00 Feet	CORNER	11,227 S.F.	RECTANGULAR	130.6 Feet	4,610.7 S.F.
11	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	8,695 S.F.	IRREGULAR	62.0 Feet	4,552.9 S.F.
1	1	NORTHWOOD KNOLLS	50.00 Feet	PERPENDICULAR	9,121 S.F.	IRREGULAR	65.7 Feet	4,549.9 S.F.
29	1	NORTHWOOD KNOLLS	71.00 Feet	PERPENDICULAR	9,237 S.F.	IRREGULAR	71.0 Feet	4,513.8 S.F.
12	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	8,517 S.F.	IRREGULAR	62.0 Feet	4,393.8 S.F.
11	1	NORTHWOOD KNOLLS	43.00 Feet	ANGLED	10,006 S.F.	WEDGE	70.0 Feet	4,334.7 S.F.
6	1	NORTHWOOD KNOLLS	130.91 Feet	CORNER	11,345 S.F.	IRREGULAR	118.9 Feet	3,986.6 S.F.
10	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,894 S.F.	IRREGULAR	61.9 Feet	3,936.7 S.F.
<b>PROP. LOT 31</b>	<b>1</b>	<b>NORTHWOOD KNOLLS</b>	<b>25.00 Feet</b>	<b>PERPENDICULAR</b>	<b>10,077 S.F.</b>	<b>PIPESTEM</b>	<b>100.0 Feet</b>	<b>3,809.2 S.F.</b>
14	3	NORTHWOOD KNOLLS	43.10 Feet	CORNER	8,188 S.F.	IRREGULAR	96.2 Feet	3,699.9 S.F.
6	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,407 S.F.	RECTANGULAR	61.0 Feet	3,638.7 S.F.
9	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	7,415 S.F.	IRREGULAR	52.8 Feet	3,636.9 S.F.
5	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,342 S.F.	RECTANGULAR	61.0 Feet	3,560.3 S.F.
8	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,310 S.F.	RECTANGULAR	61.0 Feet	3,536. S.F.
9	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,310 S.F.	RECTANGULAR	61.0 Feet	3,535.2 S.F.
7	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,342 S.F.	RECTANGULAR	61.0 Feet	3,532.9 S.F.
13	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,402 S.F.	IRREGULAR	62.0 Feet	3,530.9 S.F.
8	1	NORTHWOOD KNOLLS	68.00 Feet	PERPENDICULAR	7,631 S.F.	IRREGULAR	68.0 Feet	3,426. S.F.
<b>PROP. LOT 30</b>	<b>1</b>	<b>NORTHWOOD KNOLLS</b>	<b>75.00 Feet</b>	<b>PERPENDICULAR</b>	<b>7,895 S.F.</b>	<b>RECTANGULAR</b>	<b>75.0 Feet</b>	<b>3,435.2 S.F.</b>
13	1	NORTHWOOD KNOLLS	57.66 Feet	ANGLED	7,838 S.F.	IRREGULAR	71.8 Feet	3,280.9 S.F.
4	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,891 S.F.	IRREGULAR	61.0 Feet	3,189.8 S.F.
2	1	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,820 S.F.	RECTANGULAR	62.0 Feet	3,120.1 S.F.
3	1	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,820 S.F.	RECTANGULAR	62.0 Feet	3,120.1 S.F.
20	1	NORTHWOOD KNOLLS	33.83 Feet	ANGLED	7,337 S.F.	WEDGE	60.0 Feet	3,116. S.F.
19	1	NORTHWOOD KNOLLS	33.83 Feet	ANGLED	7,423 S.F.	WEDGE	60.0 Feet	3,098.8 S.F.
14	2	NORTHWOOD KNOLLS	70.00 Feet	PERPENDICULAR	7,018 S.F.	IRREGULAR	70.0 Feet	3,047.9 S.F.
8	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	6,577 S.F.	IRREGULAR	52.7 Feet	3,035.6 S.F.
4	1	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,674 S.F.	IRREGULAR	62.0 Feet	3,009.9 S.F.
12	D	NORTHWOOD VILLAGE	55.00 Feet	PERPENDICULAR	6,428 S.F.	IRREGULAR	55.0 Feet	2,933.8 S.F.
7	1	NORTHWOOD KNOLLS	75.00 Feet	PERPENDICULAR	6,986 S.F.	IRREGULAR	75.0 Feet	2,865.3 S.F.
7	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	6,099 S.F.	IRREGULAR	51.8 Feet	2,688.2 S.F.
17	1	NORTHWOOD KNOLLS	29.00 Feet	ANGLED	7,535 S.F.	WEDGE	60.0 Feet	2,612.5 S.F.
3	2	NORTHWOOD KNOLLS	86.69 Feet	CORNER	7,636 S.F.	IRREGULAR	105.1 Feet	2,549.7 S.F.
14	1	NORTHWOOD KNOLLS	70.00 Feet	CORNER	7,834 S.F.	SQUARE	90.0 Feet	2,508.2 S.F.
9	1	NORTHWOOD KNOLLS	70.00 Feet	CORNER	7,834 S.F.	SQUARE	90.0 Feet	2,485.5 S.F.
21	1	NORTHWOOD KNOLLS	70.00 Feet	CORNER	7,548 S.F.	SQUARE	91.4 Feet	2,433.9 S.F.
15	2	NORTHWOOD KNOLLS	85.00 Feet	CORNER	7,659 S.F.	IRREGULAR	104.9 Feet	2,431.8 S.F.
1	D	NORTHWOOD VILLAGE	99.17 Feet	CORNER	7,861 S.F.	IRREGULAR	115.0 Feet	2,393.2 S.F.
26	1	NORTHWOOD KNOLLS	89.41 Feet	CORNER	8,140 S.F.	IRREGULAR	110.0 Feet	2,340.8 S.F.
6	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	5,500 S.F.	RECTANGULAR	50.0 Feet	2,338.8 S.F.
5	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	5,500 S.F.	RECTANGULAR	50.0 Feet	2,337. S.F.
4	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	5,500 S.F.	RECTANGULAR	50.0 Feet	2,335.1 S.F.
2	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	5,500 S.F.	RECTANGULAR	50.0 Feet	2,332.6 S.F.
3	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	5,500 S.F.	RECTANGULAR	50.0 Feet	2,332.3 S.F.
22	1	NORTHWOOD KNOLLS	78.00 Feet	PERPENDICULAR	6,459 S.F.	IRREGULAR	78.0 Feet	2,295.7 S.F.
5	1	NORTHWOOD KNOLLS	72.00 Feet	PERPENDICULAR	6,153 S.F.	IRREGULAR	72.0 Feet	2,227.5 S.F.
16	1	NORTHWOOD KNOLLS	61.07 Feet	CORNER	7,265 S.F.	SQUARE	81.3 Feet	2,214.5 S.F.
11	D	NORTHWOOD VILLAGE	78.97 Feet	CORNER	7,002 S.F.	IRREGULAR	104.0 Feet	2,155.8 S.F.
27	1	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,042 S.F.	IRREGULAR	62.0 Feet	2,149.3 S.F.

1. Lot statistics taken from available record plats and MD Department of Assessments and Taxation Records.

2. Longest front property line used for frontage calculation on corner lots.

3. 25' Front BFL (per R-60 Zone) assumed for buildable area calculations.

4. 7', 8' & 10' Side yard setbacks used for lots (per R-60 Zone)

5. Lot width measured at front building restriction line.

# PROPOSED LOTS 30-32

507 Dennis Avenue

CAS Project No. 14-032

Comparable Lot Data Table - Sorted by Width at BRL, Largest to Smallest

Lot	Block	Subdivision	Frontage	Alignment	Lot Area	Lot Shape	Width at B.R.L.	Buildable Area
71	N/A	NORTHWOOD PARK	130.00 Feet	CORNER	11,227 S.F.	RECTANGULAR	130.6 Feet	4,610.7 S.F.
<b>PROP. LOT 32</b>	<b>1</b>	<b>NORTHWOOD KNOLLS</b>	<b>25.00 Feet</b>	<b>PERPENDICULAR</b>	<b>15,382 S.F.</b>	<b>PIPESTEM</b>	<b>125.0 Feet</b>	<b>6,221.6 S.F.</b>
6	1	NORTHWOOD KNOLLS	130.91 Feet	CORNER	11,345 S.F.	IRREGULAR	118.9 Feet	3,996.6 S.F.
1	D	NORTHWOOD VILLAGE	99.17 Feet	CORNER	7,861 S.F.	IRREGULAR	115.0 Feet	2,393.2 S.F.
26	1	NORTHWOOD KNOLLS	89.41 Feet	CORNER	8,140 S.F.	IRREGULAR	110.0 Feet	2,340.8 S.F.
3	2	NORTHWOOD KNOLLS	86.69 Feet	CORNER	7,636 S.F.	IRREGULAR	105.1 Feet	2,549.7 S.F.
15	2	NORTHWOOD KNOLLS	85.00 Feet	CORNER	7,659 S.F.	IRREGULAR	104.9 Feet	2,431.8 S.F.
11	D	NORTHWOOD VILLAGE	78.97 Feet	CORNER	7,002 S.F.	IRREGULAR	104.0 Feet	2,155.8 S.F.
<b>PROP. LOT 31</b>	<b>1</b>	<b>NORTHWOOD KNOLLS</b>	<b>25.00 Feet</b>	<b>PERPENDICULAR</b>	<b>10,077 S.F.</b>	<b>PIPESTEM</b>	<b>100.0 Feet</b>	<b>3,809.2 S.F.</b>
14	3	NORTHWOOD KNOLLS	43.10 Feet	CORNER	8,188 S.F.	IRREGULAR	96.2 Feet	3,699.9 S.F.
21	1	NORTHWOOD KNOLLS	70.00 Feet	CORNER	7,548 S.F.	SQUARE	91.4 Feet	2,433.9 S.F.
9	1	NORTHWOOD KNOLLS	70.00 Feet	CORNER	7,834 S.F.	SQUARE	90.0 Feet	2,485.5 S.F.
14	1	NORTHWOOD KNOLLS	70.00 Feet	CORNER	7,834 S.F.	SQUARE	90.0 Feet	2,508.2 S.F.
10	1	NORTHWOOD KNOLLS	65.00 Feet	ANGLED	9,573 S.F.	IRREGULAR	84.9 Feet	4,652.3 S.F.
69	N/A	NORTHWOOD PARK	86.27 Feet	PERPENDICULAR	9,905 S.F.	RECTANGULAR	83.9 Feet	5,171.4 S.F.
70	N/A	NORTHWOOD PARK	86.00 Feet	PERPENDICULAR	10,095 S.F.	RECTANGULAR	83.7 Feet	5,335.4 S.F.
16	1	NORTHWOOD KNOLLS	61.07 Feet	CORNER	7,265 S.F.	SQUARE	81.3 Feet	2,214.5 S.F.
22	1	NORTHWOOD KNOLLS	78.00 Feet	PERPENDICULAR	6,459 S.F.	IRREGULAR	78.0 Feet	2,295.7 S.F.
<b>PROP. LOT 30</b>	<b>1</b>	<b>NORTHWOOD KNOLLS</b>	<b>75.00 Feet</b>	<b>PERPENDICULAR</b>	<b>7,895 S.F.</b>	<b>RECTANGULAR</b>	<b>75.0 Feet</b>	<b>3,435.2 S.F.</b>
7	1	NORTHWOOD KNOLLS	75.00 Feet	PERPENDICULAR	6,986 S.F.	IRREGULAR	75.0 Feet	2,865.3 S.F.
5	1	NORTHWOOD KNOLLS	72.00 Feet	PERPENDICULAR	6,153 S.F.	IRREGULAR	72.0 Feet	2,227.5 S.F.
13	1	NORTHWOOD KNOLLS	57.66 Feet	ANGLED	7,838 S.F.	IRREGULAR	71.8 Feet	3,280.9 S.F.
29	1	NORTHWOOD KNOLLS	71.00 Feet	PERPENDICULAR	9,237 S.F.	IRREGULAR	71.0 Feet	4,513.8 S.F.
11	1	NORTHWOOD KNOLLS	43.00 Feet	ANGLED	10,006 S.F.	WEDGE	70.0 Feet	4,334.7 S.F.
14	2	NORTHWOOD KNOLLS	70.00 Feet	PERPENDICULAR	7,018 S.F.	IRREGULAR	70.0 Feet	3,047.9 S.F.
8	1	NORTHWOOD KNOLLS	68.00 Feet	PERPENDICULAR	7,631 S.F.	IRREGULAR	68.0 Feet	3,436. S.F.
1	1	NORTHWOOD KNOLLS	50.00 Feet	PERPENDICULAR	9,121 S.F.	IRREGULAR	65.7 Feet	4,549.9 S.F.
11	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	8,695 S.F.	IRREGULAR	62.0 Feet	4,552.5 S.F.
12	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	8,517 S.F.	IRREGULAR	62.0 Feet	4,393.8 S.F.
13	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,402 S.F.	IRREGULAR	62.0 Feet	3,530.9 S.F.
2	1	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,820 S.F.	RECTANGULAR	62.0 Feet	3,120.1 S.F.
3	1	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,820 S.F.	RECTANGULAR	62.0 Feet	3,120.1 S.F.
4	1	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,674 S.F.	IRREGULAR	62.0 Feet	3,009.9 S.F.
27	1	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,042 S.F.	IRREGULAR	62.0 Feet	2,149.3 S.F.
10	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,894 S.F.	IRREGULAR	61.9 Feet	3,936.7 S.F.
6	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,407 S.F.	RECTANGULAR	61.0 Feet	3,638.7 S.F.
5	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,342 S.F.	RECTANGULAR	61.0 Feet	3,560.3 S.F.
7	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,342 S.F.	RECTANGULAR	61.0 Feet	3,532.9 S.F.
8	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,310 S.F.	RECTANGULAR	61.0 Feet	3,536. S.F.
9	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,310 S.F.	RECTANGULAR	61.0 Feet	3,535.2 S.F.
4	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,891 S.F.	IRREGULAR	61.0 Feet	3,189.8 S.F.
12	1	NORTHWOOD KNOLLS	30.00 Feet	ANGLED	12,158 S.F.	WEDGE	60.0 Feet	7,207.8 S.F.
18	1	NORTHWOOD KNOLLS	29.00 Feet	ANGLED	10,657 S.F.	WEDGE	60.0 Feet	5,175.3 S.F.
17	1	NORTHWOOD KNOLLS	29.00 Feet	ANGLED	7,535 S.F.	WEDGE	60.0 Feet	2,612.5 S.F.
19	1	NORTHWOOD KNOLLS	33.83 Feet	ANGLED	7,423 S.F.	WEDGE	60.0 Feet	3,098.8 S.F.
20	1	NORTHWOOD KNOLLS	33.83 Feet	ANGLED	7,337 S.F.	WEDGE	60.0 Feet	3,116. S.F.
12	D	NORTHWOOD VILLAGE	55.00 Feet	PERPENDICULAR	6,428 S.F.	IRREGULAR	55.0 Feet	2,933.8 S.F.
10	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	8,821 S.F.	IRREGULAR	52.8 Feet	4,652.8 S.F.
9	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	7,415 S.F.	IRREGULAR	52.8 Feet	3,636.9 S.F.
8	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	6,577 S.F.	IRREGULAR	52.7 Feet	3,035.6 S.F.
7	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	6,099 S.F.	IRREGULAR	51.8 Feet	2,688.2 S.F.
2	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	5,500 S.F.	RECTANGULAR	50.0 Feet	2,332.6 S.F.
3	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	5,500 S.F.	RECTANGULAR	50.0 Feet	2,332.3 S.F.
4	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	5,500 S.F.	RECTANGULAR	50.0 Feet	2,335.1 S.F.
5	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	5,500 S.F.	RECTANGULAR	50.0 Feet	2,337. S.F.
6	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	5,500 S.F.	RECTANGULAR	50.0 Feet	2,338.8 S.F.

1. Lot statistics taken from available record plats and MD Department of Assessments and Taxation Records.

2. Longest front property line used for frontage calculation on corner lots.

3. 25' Front BRL (per R-60 Zone) assumed for buildable area calculations.

4. 7', 8' & 10' Side yard setbacks used for lots (per R-60 Zone)

5. Lot width measured at front building restriction line.

# PROPOSED LOTS 30-32

507 Dennis Avenue

CAS Project No. 14-032

Comparable Lot Data Table - Sorted by Frontage, Largest to Smallest

Lot	Block	Subdivision	Frontage	Alignment	Lot Size	Lot Shape	Width at R.R.L.	Buildable Area
6	1	NORTHWOOD KNOLLS	130.91 Feet	CORNER	11,345 S.F.	IRREGULAR	118.9 Feet	3,986.6 S.F.
71	N/A	NORTHWOOD PARK	130.00 Feet	CORNER	11,227 S.F.	RECTANGULAR	130.6 Feet	4,610.7 S.F.
1	D	NORTHWOOD VILLAGE	99.17 Feet	CORNER	7,861 S.F.	IRREGULAR	115.0 Feet	2,393.2 S.F.
26	1	NORTHWOOD KNOLLS	89.41 Feet	CORNER	8,140 S.F.	IRREGULAR	110.0 Feet	2,340.8 S.F.
3	2	NORTHWOOD KNOLLS	86.69 Feet	CORNER	7,636 S.F.	IRREGULAR	105.1 Feet	2,549.7 S.F.
69	N/A	NORTHWOOD PARK	86.27 Feet	PERPENDICULAR	9,905 S.F.	RECTANGULAR	83.9 Feet	5,171.4 S.F.
70	N/A	NORTHWOOD PARK	86.00 Feet	PERPENDICULAR	10,095 S.F.	RECTANGULAR	83.7 Feet	5,335.4 S.F.
15	2	NORTHWOOD KNOLLS	85.00 Feet	CORNER	7,659 S.F.	IRREGULAR	104.9 Feet	2,431.8 S.F.
11	D	NORTHWOOD VILLAGE	78.97 Feet	CORNER	7,002 S.F.	IRREGULAR	104.0 Feet	2,155.8 S.F.
22	1	NORTHWOOD KNOLLS	78.00 Feet	PERPENDICULAR	6,459 S.F.	IRREGULAR	78.0 Feet	2,295.7 S.F.
<b>PROP. LOT 30</b>	<b>1</b>	<b>NORTHWOOD KNOLLS</b>	<b>75.00 Feet</b>	<b>PERPENDICULAR</b>	<b>7,895 S.F.</b>	<b>RECTANGULAR</b>	<b>75.0 Feet</b>	<b>3,435.2 S.F.</b>
7	1	NORTHWOOD KNOLLS	75.00 Feet	PERPENDICULAR	6,986 S.F.	IRREGULAR	75.0 Feet	2,865.3 S.F.
5	1	NORTHWOOD KNOLLS	72.00 Feet	PERPENDICULAR	6,153 S.F.	IRREGULAR	72.0 Feet	2,227.5 S.F.
29	1	NORTHWOOD KNOLLS	71.00 Feet	PERPENDICULAR	9,237 S.F.	IRREGULAR	71.0 Feet	4,513.8 S.F.
9	1	NORTHWOOD KNOLLS	70.00 Feet	CORNER	7,834 S.F.	SQUARE	90.0 Feet	2,485.5 S.F.
14	1	NORTHWOOD KNOLLS	70.00 Feet	CORNER	7,834 S.F.	SQUARE	90.0 Feet	2,508.2 S.F.
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14	2	NORTHWOOD KNOLLS	70.00 Feet	PERPENDICULAR	7,018 S.F.	IRREGULAR	70.0 Feet	3,047.9 S.F.
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10	1	NORTHWOOD KNOLLS	65.00 Feet	ANGLED	9,573 S.F.	IRREGULAR	84.9 Feet	4,652.3 S.F.
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2	1	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,820 S.F.	RECTANGULAR	62.0 Feet	3,120.1 S.F.
3	1	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,820 S.F.	RECTANGULAR	62.0 Feet	3,120.1 S.F.
4	1	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,674 S.F.	IRREGULAR	62.0 Feet	3,009.9 S.F.
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12	D	NORTHWOOD VILLAGE	55.00 Feet	PERPENDICULAR	6,428 S.F.	IRREGULAR	55.0 Feet	2,933.8 S.F.
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10	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	8,821 S.F.	IRREGULAR	52.8 Feet	4,652.8 S.F.
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2	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	5,500 S.F.	RECTANGULAR	50.0 Feet	2,332.6 S.F.
3	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	5,500 S.F.	RECTANGULAR	50.0 Feet	2,332.3 S.F.
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11	1	NORTHWOOD KNOLLS	43.00 Feet	ANGLED	10,006 S.F.	WEDGE	70.0 Feet	4,334.7 S.F.
19	1	NORTHWOOD KNOLLS	33.83 Feet	ANGLED	7,423 S.F.	WEDGE	60.0 Feet	3,098.8 S.F.
20	1	NORTHWOOD KNOLLS	33.83 Feet	ANGLED	7,337 S.F.	WEDGE	60.0 Feet	3,116. S.F.
12	1	NORTHWOOD KNOLLS	30.00 Feet	ANGLED	12,158 S.F.	WEDGE	60.0 Feet	7,207.8 S.F.
18	1	NORTHWOOD KNOLLS	29.00 Feet	ANGLED	10,657 S.F.	WEDGE	60.0 Feet	5,175.3 S.F.
17	1	NORTHWOOD KNOLLS	29.00 Feet	ANGLED	7,535 S.F.	WEDGE	60.0 Feet	2,612.5 S.F.
<b>PROP. LOT 32</b>	<b>1</b>	<b>NORTHWOOD KNOLLS</b>	<b>25.00 Feet</b>	<b>PERPENDICULAR</b>	<b>15,382 S.F.</b>	<b>PIPESTEM</b>	<b>125.0 Feet</b>	<b>6,221.6 S.F.</b>
<b>PROP. LOT 31</b>	<b>1</b>	<b>NORTHWOOD KNOLLS</b>	<b>25.00 Feet</b>	<b>PERPENDICULAR</b>	<b>10,077 S.F.</b>	<b>PIPESTEM</b>	<b>100.0 Feet</b>	<b>3,809.2 S.F.</b>

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## PROPOSED LOTS 30-32

507 Dennis Avenue

CAS Project No. 14-032

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Lot	Block	Subdivision	Frontage	Alignment	Lot Area	Lot Shape	Width at B.R.L.	Buildable Area
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12	1	NORTHWOOD KNOLLS	30.00 Feet	ANGLED	12,158 S.F.	WEDGE	60.0 Feet	7,207.8 S.F.
6	1	NORTHWOOD KNOLLS	130.91 Feet	CORNER	11,345 S.F.	IRREGULAR	118.9 Feet	3,986.6 S.F.
71	N/A	NORTHWOOD PARK	130.00 Feet	CORNER	11,227 S.F.	RECTANGULAR	130.6 Feet	4,610.7 S.F.
18	1	NORTHWOOD KNOLLS	29.00 Feet	ANGLED	10,657 S.F.	WEDGE	60.0 Feet	5,175.3 S.F.
70	N/A	NORTHWOOD PARK	86.00 Feet	PERPENDICULAR	10,095 S.F.	RECTANGULAR	83.7 Feet	5,335.4 S.F.
<b>PROP. LOT 31</b>	<b>1</b>	<b>NORTHWOOD KNOLLS</b>	<b>25.00 Feet</b>	<b>PERPENDICULAR</b>	<b>10,077 S.F.</b>	<b>PIPESTEM</b>	<b>100.0 Feet</b>	<b>3,809.2 S.F.</b>
11	1	NORTHWOOD KNOLLS	43.00 Feet	ANGLED	10,006 S.F.	WEDGE	70.0 Feet	4,334.7 S.F.
69	N/A	NORTHWOOD PARK	86.27 Feet	PERPENDICULAR	9,905 S.F.	RECTANGULAR	83.9 Feet	5,171.4 S.F.
10	1	NORTHWOOD KNOLLS	65.00 Feet	ANGLED	9,573 S.F.	IRREGULAR	84.9 Feet	4,652.3 S.F.
29	1	NORTHWOOD KNOLLS	71.00 Feet	PERPENDICULAR	9,237 S.F.	IRREGULAR	71.0 Feet	4,513.8 S.F.
1	1	NORTHWOOD KNOLLS	50.00 Feet	PERPENDICULAR	9,121 S.F.	IRREGULAR	65.7 Feet	4,549.9 S.F.
10	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	8,821 S.F.	IRREGULAR	52.8 Feet	4,652.8 S.F.
11	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	8,695 S.F.	IRREGULAR	62.0 Feet	4,552.5 S.F.
12	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	8,517 S.F.	IRREGULAR	62.0 Feet	4,393.8 S.F.
14	3	NORTHWOOD KNOLLS	43.10 Feet	CORNER	8,188 S.F.	IRREGULAR	96.2 Feet	3,699.9 S.F.
26	1	NORTHWOOD KNOLLS	89.41 Feet	CORNER	8,140 S.F.	IRREGULAR	110.0 Feet	2,340.8 S.F.
<b>PROP. LOT 30</b>	<b>1</b>	<b>NORTHWOOD KNOLLS</b>	<b>75.00 Feet</b>	<b>PERPENDICULAR</b>	<b>7,895 S.F.</b>	<b>RECTANGULAR</b>	<b>75.0 Feet</b>	<b>3,435.2 S.F.</b>
10	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,894 S.F.	IRREGULAR	61.9 Feet	3,936.7 S.F.
1	D	NORTHWOOD VILLAGE	99.17 Feet	CORNER	7,861 S.F.	IRREGULAR	115.0 Feet	2,393.2 S.F.
13	1	NORTHWOOD KNOLLS	57.66 Feet	ANGLED	7,838 S.F.	IRREGULAR	71.8 Feet	3,280.9 S.F.
9	1	NORTHWOOD KNOLLS	70.00 Feet	CORNER	7,834 S.F.	SQUARE	90.0 Feet	2,485.5 S.F.
14	1	NORTHWOOD KNOLLS	70.00 Feet	CORNER	7,834 S.F.	SQUARE	90.0 Feet	2,508.2 S.F.
15	2	NORTHWOOD KNOLLS	85.00 Feet	CORNER	7,659 S.F.	IRREGULAR	104.9 Feet	2,431.8 S.F.
3	2	NORTHWOOD KNOLLS	86.69 Feet	CORNER	7,636 S.F.	IRREGULAR	105.1 Feet	2,549.7 S.F.
8	1	NORTHWOOD KNOLLS	68.00 Feet	PERPENDICULAR	7,631 S.F.	IRREGULAR	68.0 Feet	3,436. S.F.
21	1	NORTHWOOD KNOLLS	70.00 Feet	CORNER	7,548 S.F.	SQUARE	91.4 Feet	2,433.9 S.F.
17	1	NORTHWOOD KNOLLS	29.00 Feet	ANGLED	7,535 S.F.	WEDGE	60.0 Feet	2,612.5 S.F.
19	1	NORTHWOOD KNOLLS	33.83 Feet	ANGLED	7,423 S.F.	WEDGE	60.0 Feet	3,098.8 S.F.
9	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	7,415 S.F.	IRREGULAR	52.8 Feet	3,636.9 S.F.
6	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,407 S.F.	RECTANGULAR	61.0 Feet	3,638.7 S.F.
13	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,402 S.F.	IRREGULAR	62.0 Feet	3,530.9 S.F.
5	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,342 S.F.	RECTANGULAR	61.0 Feet	3,560.3 S.F.
7	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,342 S.F.	RECTANGULAR	61.0 Feet	3,532.9 S.F.
20	1	NORTHWOOD KNOLLS	33.83 Feet	ANGLED	7,337 S.F.	WEDGE	60.0 Feet	3,116. S.F.
8	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,310 S.F.	RECTANGULAR	61.0 Feet	3,536. S.F.
9	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	7,310 S.F.	RECTANGULAR	61.0 Feet	3,535.2 S.F.
16	1	NORTHWOOD KNOLLS	61.07 Feet	CORNER	7,265 S.F.	SQUARE	81.3 Feet	2,214.5 S.F.
14	2	NORTHWOOD KNOLLS	70.00 Feet	PERPENDICULAR	7,018 S.F.	IRREGULAR	70.0 Feet	3,047.9 S.F.
11	D	NORTHWOOD VILLAGE	78.97 Feet	CORNER	7,002 S.F.	IRREGULAR	104.0 Feet	2,155.8 S.F.
7	1	NORTHWOOD KNOLLS	75.00 Feet	PERPENDICULAR	6,986 S.F.	IRREGULAR	75.0 Feet	2,865.3 S.F.
4	2	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,891 S.F.	IRREGULAR	61.0 Feet	3,189.8 S.F.
2	1	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,820 S.F.	RECTANGULAR	62.0 Feet	3,120.1 S.F.
3	1	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,820 S.F.	RECTANGULAR	62.0 Feet	3,120.1 S.F.
4	1	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,674 S.F.	IRREGULAR	62.0 Feet	3,009.9 S.F.
8	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	6,577 S.F.	IRREGULAR	52.7 Feet	3,035.6 S.F.
22	1	NORTHWOOD KNOLLS	78.00 Feet	PERPENDICULAR	6,459 S.F.	IRREGULAR	78.0 Feet	2,295.7 S.F.
12	D	NORTHWOOD VILLAGE	55.00 Feet	PERPENDICULAR	6,428 S.F.	IRREGULAR	55.0 Feet	2,933.8 S.F.
5	1	NORTHWOOD KNOLLS	72.00 Feet	PERPENDICULAR	6,153 S.F.	IRREGULAR	72.0 Feet	2,227.5 S.F.
7	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	6,099 S.F.	IRREGULAR	51.8 Feet	2,688.2 S.F.
27	1	NORTHWOOD KNOLLS	62.00 Feet	PERPENDICULAR	6,042 S.F.	IRREGULAR	62.0 Feet	2,149.3 S.F.
2	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	5,500 S.F.	RECTANGULAR	50.0 Feet	2,332.6 S.F.
3	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	5,500 S.F.	RECTANGULAR	50.0 Feet	2,332.3 S.F.
4	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	5,500 S.F.	RECTANGULAR	50.0 Feet	2,335.1 S.F.
5	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	5,500 S.F.	RECTANGULAR	50.0 Feet	2,337. S.F.
6	D	NORTHWOOD VILLAGE	50.00 Feet	PERPENDICULAR	5,500 S.F.	RECTANGULAR	50.0 Feet	2,338.8 S.F.

1. Lot statistics taken from available record plats and MD Department of Assessments and Taxation Records.

2. Longest front property line used for frontage calculation on corner lots.

3. 25' Front BRL (per R-60 Zone) assumed for buildable area calculations.

4. 7', 8' & 10' Side yard setbacks used for lots (per R-60 Zone)

5. Lot width measured at front building restriction line.