

shows that lot **area** for the proposed lots fall within the range of other lots in the defined neighborhood. Although proposed Lot 38 tends to have an area at the lower end of the range, it is consistent with other corner lots in the neighborhood that have two front yard setbacks, thereby limiting useable areas. Staff finds the lot **shapes** to be consistent with the square and rectangular lots in the neighborhood.

The **widths** and **frontages** of the proposed lots range from 82 to 75 feet. The tabular summary shows that these dimensions are consistent with those of many other lots in the neighborhood. The proposed lots are **aligned** perpendicular to the street, as are all lots in the defined neighborhood. All lots have been deemed to be **suitable** for residential development.

## CONCLUSION

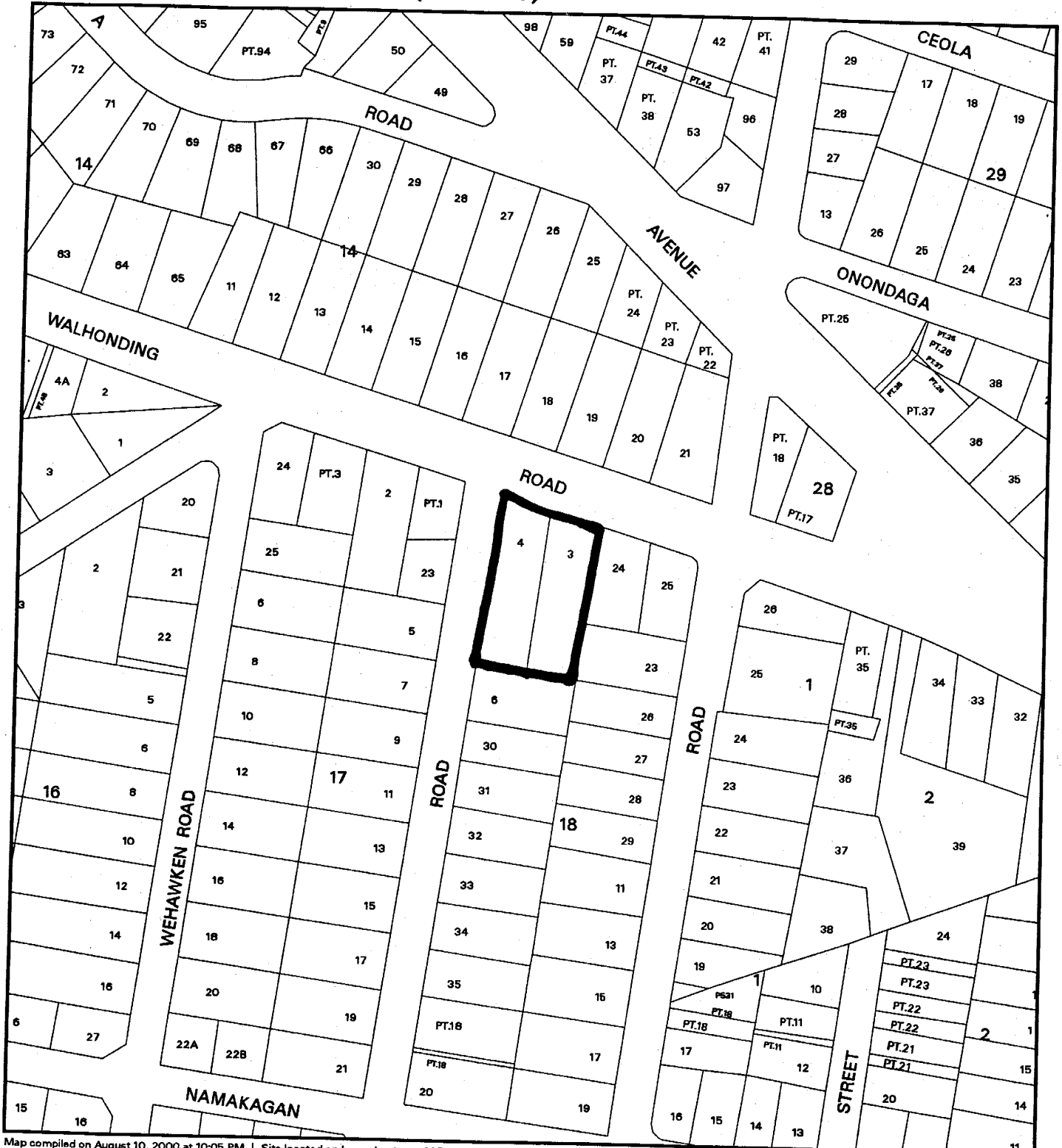
The proposal, as submitted, complies with all seven of the resubdivision criteria of Section 50-29 (b)(2) of the Montgomery County Subdivision Regulations. This application proposes three lots that are of the same character with respect to size, area, shape, width, frontage, alignment and suitability for residential use of the lots within the delineated neighborhood. Staff recommends approval of this application, subject to the conditions cited above.

### Attachments

Vicinity and Neighborhood Delineation Map	5
Neighborhood Development Map	6
Proposed Resubdivision Plan	7
Tabular Summary	8 - 9

*Citizen correspondence has been submitted to the file and is attached*

VICINITY MAP FOR  
**GLEN ECHO HEIGHTS (1-04008)**



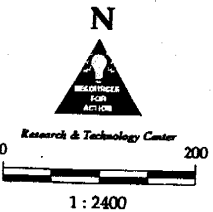
Map compiled on August 10, 2000 at 10:05 PM | Site located on base sheet no - 207NW08

**NOTICE**

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VICINITY MAP FOR  
**GLEN ECHO HEIGHTS (1-04008)**



Map compiled on August 10, 2000 at 9:48 PM | Site located on base sheet no - 207NW06

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Key Map



1 : 2400



**GLEN ECHO HEIGHTS**  
**RANKED BY AREA**

Block No.	Lot No.	Frontage	Alignment	Area S.F.	Shape	Width	Size S.F.
	21	Corner 96-177	Perpendicular	6840	Rectangular	110	14185
	2	76	Perpendicular	6800	Rectangular	75	14384
14	15	69	Perpendicular	5280	Rectangular	69	12075
	16	69	Perpendicular	5280	Rectangular	69	12075
	17	69	Perpendicular	5280	Rectangular	69	12075
	18	69	Perpendicular	5280	Rectangular	69	12075
	19	69	Perpendicular	5280	Rectangular	69	12075
	20	69	Perpendicular	5280	Rectangular	69	12075
	7	80	Perpendicular	5255	Rectangular	80	12000
	9	80	Perpendicular	5255	Rectangular	80	12000
	11	80	Perpendicular	5255	Rectangular	80	12000
	5	80	Perpendicular	5225	Rectangular	80	12000
18	6	80	Perpendicular	5225	Rectangular	80	12000
	23	80	Perpendicular	5225	Rectangular	80	12000
*	38	38	Perpendicular	4615	Rectangular	82	12100
*	37	76	Perpendicular	4343	Rectangular	75	10800
	24	76	Perpendicular	3950	Rectangular	76	10020
	30	60	Perpendicular	3325	Rectangular	60	9000
	31	68	Perpendicular	3325	Rectangular	68	10200
	32	68	Perpendicular	3325	Rectangular	68	10200
	26	60	Perpendicular	3325	Rectangular	60	9000
	27	60	Perpendicular	3325	Rectangular	60	9000
	28	60	Perpendicular	3325	Rectangular	60	9000
	29	60	Perpendicular	3325	Rectangular	60	9000
	25	Corner 76-115	Perpendicular	3300	Rectangular	75	9029
*	36	Corner 76-165	Perpendicular	2725	Rectangular	75	11600
	23	89	Perpendicular	1180	Square	80	6284

\* - Proposed Lots

**GLEN ECHO HEIGHTS**  
**RANKED BY SIZE**

Block No.	Lot No.	Frontage	Alignment	Area S.F.	Shape	Width	Size S.F.
	2	76	Perpendicular	6800	Rectangular	75	14384
	21	Corner 96-177	Perpendicular	6840	Rectangular	110	14185
*	38	38	Perpendicular	4615	Rectangular	82	12100
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\* - Proposed lots