

Attachment D

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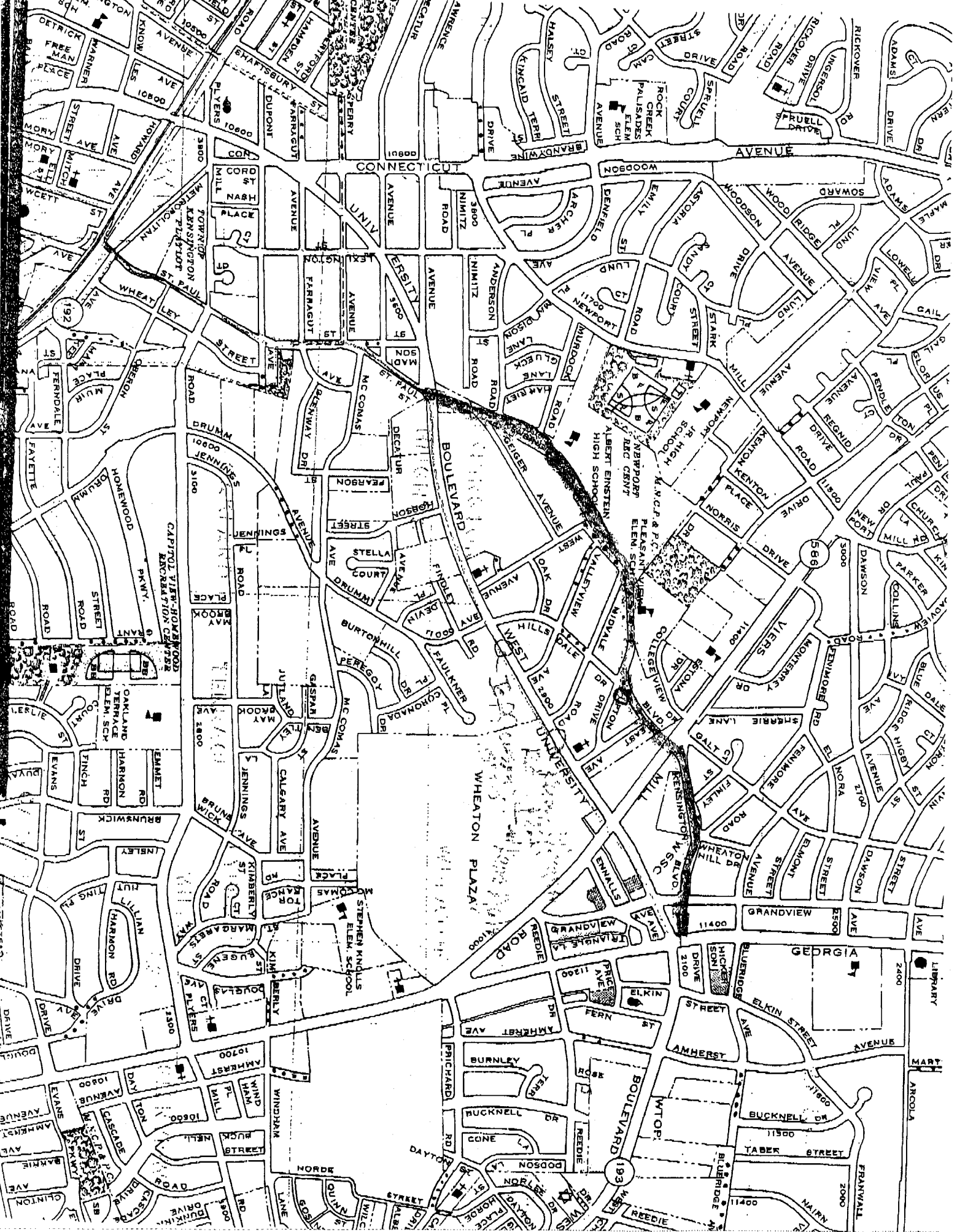
**Subdivision Plat Analysis Relating to
Proposed Lot 11, Block J, Kensington View**

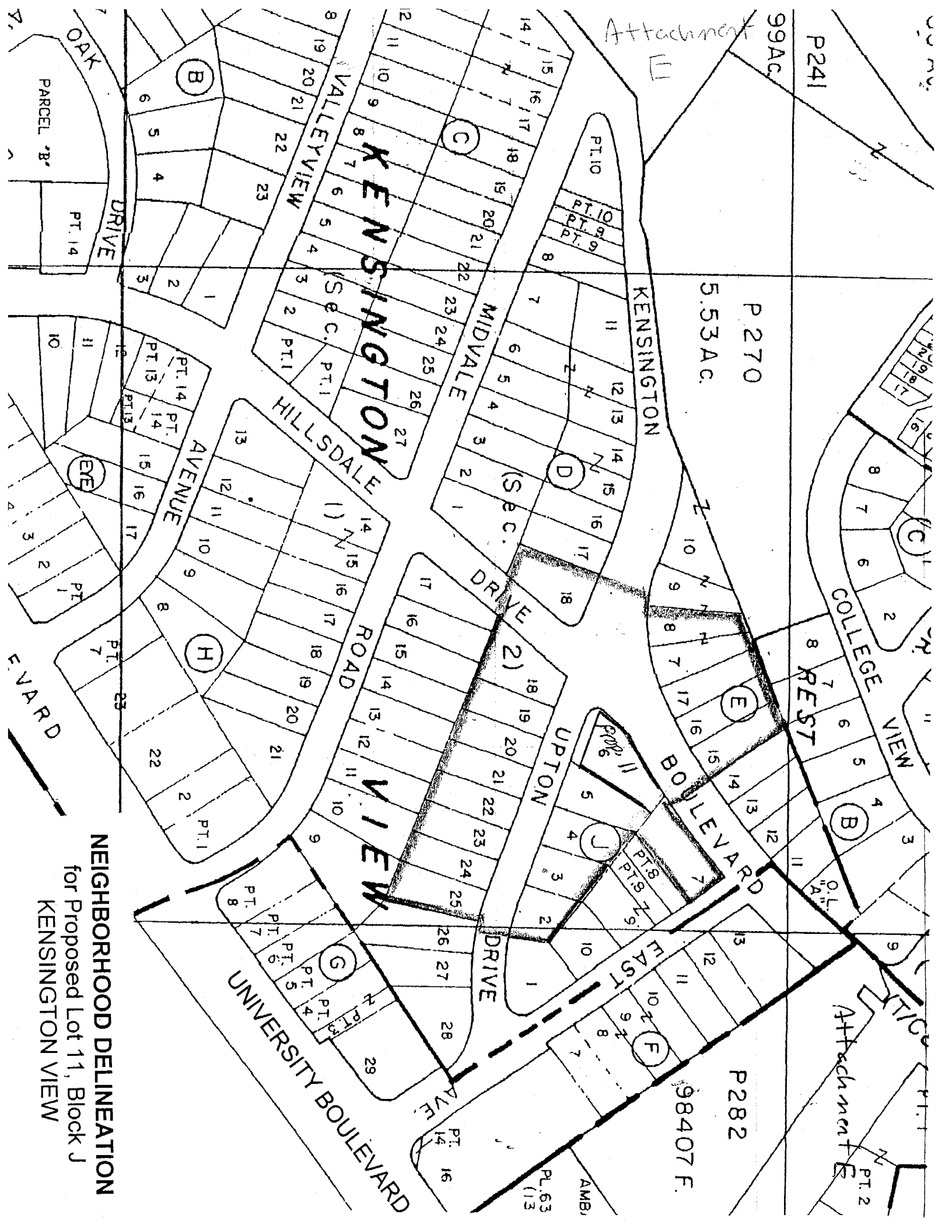
The two record plats for the Kensington View subdivision (dated June 1925) set aside street dedication widths of fifty feet for all the platted streets in the subdivision except for Hillsdale Road (60 feet) and Kensington Boulevard (70 feet). The "boulevard" designation apparently envisioned a median island with one-way paved streets on each side. This 70-foot right-of-way may have been envisioned as a new street connecting Kensington and Wheaton. A projection of this right-of-way to the east across Veirs Mill Road to Georgia Avenue would have connected to University Boulevard (then known as Old Bladensburg Road). To the west, the "boulevard" was probably expected to follow the stream valley to cross University Boulevard (then known as the Kensington-Wheaton Road) and connect to St. Paul Street which at one time crossed the railroad tracks to connect with Kensington Parkway. (See the attached street map).

The median was probably expected be wide enough for a storm drainage channel, like many of the streets in the area that were built in stream valleys (such as Kensington Parkway and Denfeld Avenue). As can be seen from the tax map, the unbuilt portion of Kensington Boulevard and its possible extension lie in and adjacent to the public owned land for Albert Einstein High School, Newport Middle School and the Pleasant View Elementary School site. There is little likelihood that this segment of the proposed Kensington Boulevard will ever be built. No doubt the tributary of Rock Creek that lies in this area will remain in its natural state.

The block of Kensington Boulevard that is adjacent to the proposed Lot 11, is shown as a secondary street on both the Wheaton Sector Plan and the Master Plan for Kensington-Wheaton. The existing paved portion of Kensington Boulevard meets secondary street standards, however it is located north of the centerline of the dedicated right-of-way and dead ends at Upton Drive. The Sector Plan for the Wheaton CBD shows the street dead ending at East Avenue, however the goal of not creating a through street has been accomplished through the recent re-construction of streets in this area.

In short, although at the time of platting, Kensington Boulevard may have been considered an important road with a wider than normal right-of-way, it is now in fact only a short segment of a secondary residential street.





Attachment

P241

99AC

P 270

5.53 AC.

P282

98407 F.

Attachment

PT. 2

KENSINGTON

VALLEYVIEW

HILLSDALE AVENUE

MIDVALE DRIVE

KENSINGTON

DRIVE

ROAD

VIEW

UPTON

BOULEVARD

COLLEGE VIEW

REST

EAST

UNIVERSITY BOULEVARD

(B)

(C)

(D)

(E)

(B)

(J)

(F)

(G)

(H)

(EYE)

PARCEL 'B'

PT. 14

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NEIGHBORHOOD DELINEATION

for Proposed Lot 11, Block J

KENSINGTON VIEW

Attachment II

Attachment I

NEIGHBORHOOD ANALYSIS for PRELIMINARY PLAN - PROPOSED Lot 11, Block J, KENSINGTON VIEW

Blk No.	Lot No.	Plat No.	Date	Original Subdiv.	Resub-division	Frontage	Alignment	Shape	Gross Area	Width at BRL	Net Area
D	18	303	1925	yes	no	100'	perpendicular	irregular	9,344 sq. ft.	80'	4,160 sq. ft.
E	7	303	1925	yes	no	60'	perpendicular	irregular	6,593 sq. ft.	50'	2,420 sq. ft.
E	8	303	1925	yes	no	60'	perpendicular	irregular	6,455 sq. ft.	50'	3,200 sq. ft.
E	15	1740	1946	no	yes	52'	perpendicular	rectangular	6,958 sq. ft.	52'	2,866 sq. ft.
E	16	1740	1946	no	yes	52'	perpendicular	rectangular	7,790 sq. ft.	52'	3,502 sq. ft.
E	17	1740	1946	no	yes	52'	perpendicular	rectangular	7,228 sq. ft.	52'	3,622 sq. ft.
G	18	303	1925	yes	no	50'	corner lot	irregular	10,622 sq. ft.	55'	4,560 sq. ft.
G	19	303	1925	yes	no	50'	perpendicular	rectangular	7,000 sq. ft.	50'	2,880 sq. ft.
G	20	303	1925	yes	no	50'	perpendicular	rectangular	7,000 sq. ft.	50'	2,880 q. ft.
G	21	303	1925	yes	no	50'	perpendicular	rectangular	7,000 sq. ft.	50'	2,880 q. ft.
G	22	303	1925	yes	no	50'	perpendicular	rectangular	7,000 sq. ft.	65'	2,880 sq. ft.
G	23	303	1925	yes	no	50'	perpendicular	rectangular	7,000 sq. ft.	50'	2,880 sq. ft.
G	24	303	1925	yes	no	50'	perpendicular	rectangular	7,360 sq. ft.	50'	3,240 sq. ft.
G	25	303	1925	yes	no	92'	perpendicular	rectangular	8,408 sq. ft.	50'	4,288 sq. ft.
J	2	303	1925	yes	no	93'	perpendicular	irregular	7,029 sq. ft.	93'	1,875 sq. ft.
J	3	303	1925	yes	no	66'	perpendicular	irregular	6,768 sq. ft.	66'	2,400 sq. ft.
J	4	303	1925	yes	no	63'	perpendicular	irregular	7,357 sq. ft.	63'	3,150 sq. ft.
J	5	303	1925	yes	no	80'	perpendicular	irregular	8,242 sq. ft.	70'	3,780 sq. ft.
J	7	303	1925	yes	no	67'	corner lot	irregular	9,405 sq. ft.	67'	4,200 sq. ft.

Bk No.	Lot No.	Plat No.	Date	Original Subdiv.	Resub-division	Frontage	Alignment	Shape	Gross Area	Width at BRL	Net Area
J	11			Proposed Lot		80'	corner	irregular	9,300 sq. ft.	80'	3,950 sq. ft.

COMPARISON OF PROPOSED LOT TO EXISTING LOTS:

- Number of lots larger than proposed lots = 2
- Number of lots smaller than proposed lots = 17
- Number of irregular lots = 9
- Number of rectangular lots = 10
- Number of lots with smaller net area = 15
- Number of lots with larger net area = 4
- Number of lots with smaller width = 15
- Number of lots with equal or larger width = 4