

Banockburn Heights Staff's Recommended Neighborhood							
Block	Lot	Shape	Alignment	Frontage	**Width	*Lot Size	Lot Area
4	3	Rectangular	Perpendicular	120	115	23,727	11,700
4	2	Rectangular	Perpendicular	120	110	25,589	13,500
4	16	Trapezoid	Perpendicular	155	150	25,599	12,000
4	13	Rectangular	Perpendicular	116	105	25,658	17,100
4	14	Rectangular	Perpendicular	125	125	31,767	20,000
4	17	Corner	Perpendicular	133	130	33,871	13,000
4	6	Trapezoid	Perpendicular	135	150	45,044	18,750
4	8	Rectangular	Perpendicular	224	210	49,110	28,900
4	15	Rectangular	Perpendicular	275	260	53,040	33,600
4	9	Corner	Perpendicular	243	235	63,980	35,000
4	1	Corner	Perpendicular	225	220	69,208	39,400
<b>Proposed</b>	<b>18</b>	<b>Irregular</b>	<b>Not Perpendicular</b>	<b>120</b>	<b>100</b>	<b>36150</b>	<b>20700</b>
	<b>19</b>	<b>Irregular</b>	<b>Not Perpendicular</b>	<b>120</b>	<b>100</b>	<b>25575</b>	<b>14500</b>

\*Area refers to useable area  
\*\*Width at the BRL

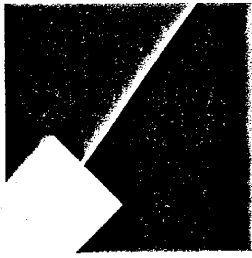
## RESUBDIVISION NEIGHBORHOOD LOT ANALYSIS- BLOCK 4 AND BLOCK 2 BANNOCKBURN HEIGHTS SUBDIVISION



Block	Lot	Shape	Alignment	Frontage	Width	Lot Area (s.f.)	Lot Size (s.f.)	
4	1	corner rectangular	perpendicular	225 275	220 270	39,400	69,208	
	2	rectangular	perpendicular	120	110	13,500	25,589	
	3	rectangular	perpendicular	120	115	11,700	23,727	
	6	trapezoid	perpendicular	135	150	18,700	45,044	
	8	rectangular	perpendicular	224	210	28,900	49,110	
	9	9	corner rectangular	perpendicular	243 270	235 260	35,000	63,980
		[13]	rectangular	perpendicular	116	105	17,100	25,658
		[14]	rectangular	perpendicular	125	125	20,000	31,767
		[15]	rectangular	perpendicular	275	260	33,600	53,040
		[16]	trapezoid	perpendicular	155	150	12,000	25,599
		[17]	corner rectangular	perpendicular	133 212	130 205	13,000	33,871
		18	rectangular	perpendicular	120	110	20,700	36,150
	2	19	rectangular	perpendicular	120	110	14,500	25,575
		1	corner rectangular	perpendicular	131 170	156 195	18,000	30,307
		2	rectangular	perpendicular	110	110	14,200	28,050
		3	rectangular	perpendicular	105	105	19,000	32,352
		4	rectangular	perpendicular	105	105	20,000	30,906
		5	rectangular	perpendicular	105	105	16,800	29,460
		6	rectangular	perpendicular	121	81	15,900	27,764*
7		rectangular	perpendicular	123	92	18,900	25,992*	
8		rectangular	perpendicular	122	92	12,200	22,302*	
9**		corner rectangular	perpendicular	169 123	115 136	15,700	34,148	
10**	10**	corner triangular	perpendicular	180	85	13,600	29,941*	
	11**	rectangular	perpendicular	130	113	15,200	28,337	
	14	rectangular	perpendicular	110	97	19,400	32,676	
	15	15	rectangular	perpendicular	110	96	21,000	34,525

Block	Lot	Shape	Alignment	Frontage	Width	Size (s.f.)	Lot Area (s.f.)
	16	rectangular	perpendicular	110	91	10,600	22,974
	17	rectangular	perpendicular	247 183	145 138	20,000	41,022
	18	rectangular	perpendicular	120	95	12,000	23,617
	19	rectangular	perpendicular	120	95	16,300	29,161
	20	rectangular	perpendicular	120	95	12,400	25,333
	[22]	rectangular	perpendicular	117	101	14,900	27,309
	[21]	rectangular	perpendicular	117	100	16,900	29,982
	49						

\* corrected per computations  
[#] re-subdivision  
\*\* lot altered for roadway purposes  
## Lot altered by Deed



## MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date Mailed: May 25, 2004

Action: Approved Staff Recommendation  
Motion of Comm. Wellington, seconded by  
Comm. Bryant with a vote of 4-0;  
Comms. Berlage, Bryant, Robinson and  
Wellington voting in favor with Comms.  
Perdue absent

Attachment F

## MONTGOMERY COUNTY PLANNING BOARD

## OPINION

Preliminary Plan 1-03051

NAME OF PLAN: BANNOCKBURN HEIGHTS (RESUBDIVISION)

On 01/16/04, AL S. KHALATBARI resubmitted an application for the approval of a preliminary plan of subdivision of property in the R-200 zone. The application proposed to create 2 lots on 1.55 acres of land. The application was designated Preliminary Plan 1-03051. On 04/22/04, Preliminary Plan 1-03051 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application.

In order to approve the application for resubdivision, the Planning Board must find among other things, that the proposed lot(s) comply with all seven characteristics of the "Resubdivision Criteria" as set forth in Section 50-29 (b)(2) of the Subdivision Regulations:

The Planning Board supports the previously delineated and approved neighborhood, as set forth in the Staff Report dated April 16, 2004, for comparisons purposes in analyzing the Resubdivision Criteria. With respect to the Resubdivision Criteria, the Planning Board finds that, based upon the testimony and evidence in the record, the proposed lots are not of the same character as to size, width, shape and alignment as other lots within the existing neighborhood. Therefore, the Planning Board **denies** this application based on its failure to comply with all seven of the criteria of Section 50-29 (b)(2) of the Subdivision Regulation.



Robert L. Ehrlich, Jr., Governor  
Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary  
Neil J. Pedersen, Administrator

Maryland Department of Transportation

June 10, 2005

Re: Montgomery County  
MD 190  
Bannockburn Heights  
File No. 1-03051

Ms. Cathy Conlon  
Acting Supervisor Development Review  
Subdivision Division  
Maryland National Capital  
Park & Planning Division  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Dear Ms. Conlon:

The State Highway Administration (SHA) was recently asked to review the proposed cul-de-sac at the end of the existing Service Road on the north side of MD190 at Bannockburn Heights. SHA appreciates working with MNCP&PC, Montgomery County Department of Public Works and Transportation (DPW&T) and the developer to evaluate a solution to provide safe and efficient access to the proposed development. SHA would like to reiterate our position regarding modifications of the existing Service Road at this location.

The existing Service Road is owned by SHA and is maintained by Montgomery County DPW&T. Montgomery County and SHA work very closely with MNCP&PC in coordinating access related issues to potential subdivisions. In this particular case, SHA agrees that a cul-de-sac or T-turnaround is acceptable methods for treatment of dead end streets to improve access. SHA views the cul-de-sac as an added benefit along the service road at this location. This type of treatment is consistent with methods outlined in the American Association of State Highway and Transportation Officials (AASHTO) "A Policy on Geometric Design of Highways and Streets".

SHA recommends that all work within the right of way will be the responsibility of the developer. In addition, SHA will require that the developer follow SHA requirements to obtain an Access Permit for the work. Since Montgomery County maintains the Service Road, SHA would agree to the permitting through the County with an SHA review of the design details.

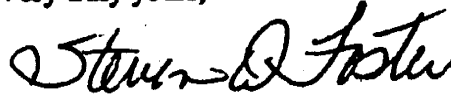
My telephone number/toll-free number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)

Ms. Cathy Colon  
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Thank you for allowing SHA the opportunity to provide comments about this issue. If there are any questions, please contact me or Mr. Greg Cooke at 410-545-5602, toll free number (in Maryland only) at 1-800-876-4742 or at [gcooke@sha.state.md.us](mailto:gcooke@sha.state.md.us).

Very truly yours,



Steven D. Foster, Chief  
Engineering Access Permits Division

SDF/gfc

cc: Mr. Charlie Watkins, District Engineer, SHA  
Mr. Neil J. Pedersen, Administrator, SHA  
Mr. John McDonough, Esquire, O'Malley, Miles, Nysten & Gilmore, P.A.  
Mr. Bruce Johnson, Chief, Montgomery County DPW&T