



Department of Planning & Zoning

# Subdivision #2026-00005 114 East Raymond Avenue

City Council Public Hearing  
July 1, 2026



# Agenda



- 1 Summary**
- 2 Background Information**
- 3 Subdivision Request**
- 4 Planning Commission Guidance**



# Summary

## Request

- ▶ Re-subdivision of one lot into two new lots

## Findings

- ▶ New lots comply with zone regulations
- ▶ New lots are consistent with surrounding lot shapes and sizes



# Background Information

## Zone

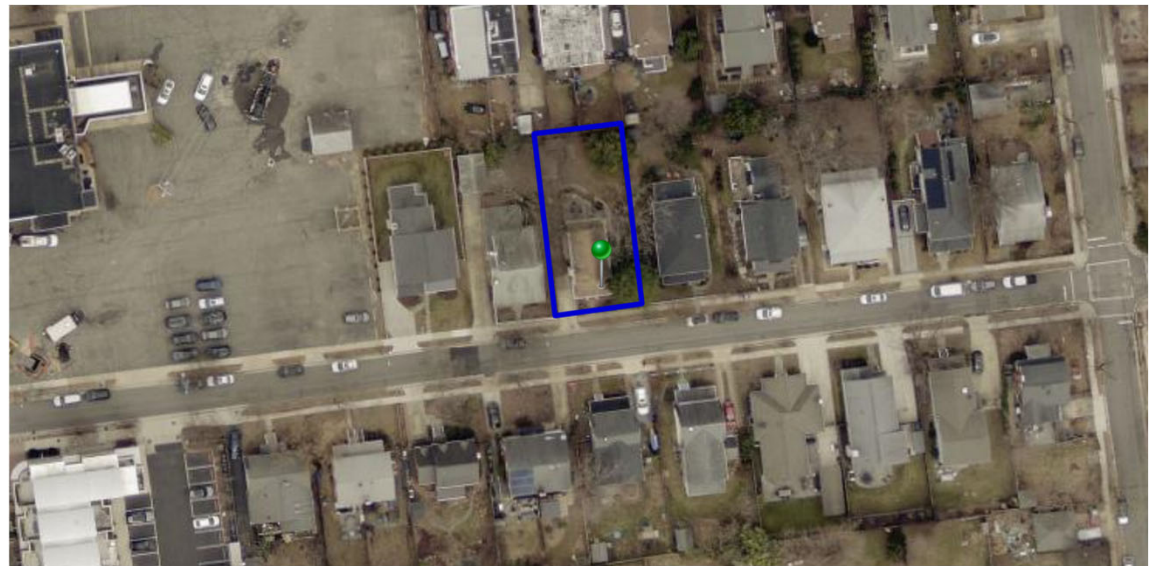
- R-2-5/Residential
- Single-unit dwelling

## Small Area Plan

- Potomac West

## Surrounding Uses

- Residential



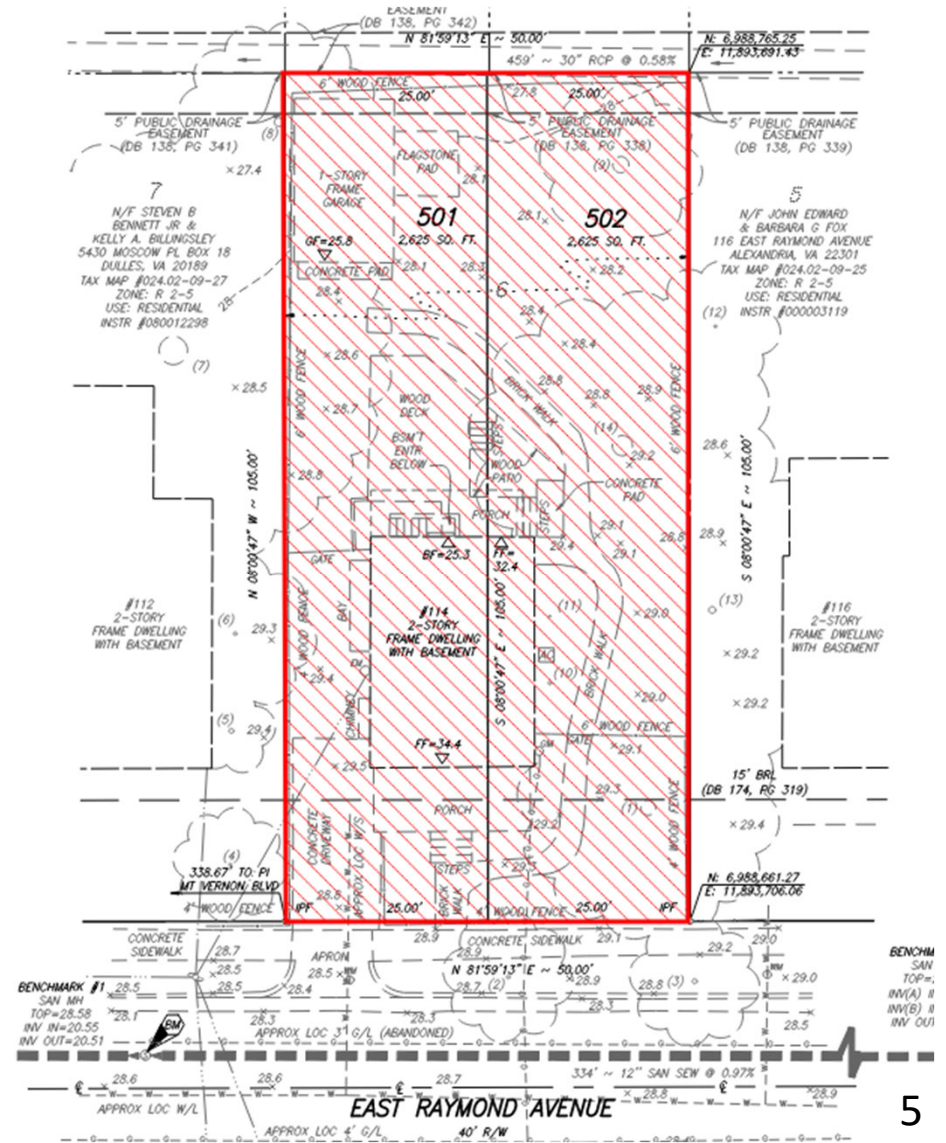
SUB2026-00005



# Existing Lots

## Existing Lot 6

Size	5,250 sq. ft.
Width	50 Ft.
Frontage	50 Ft.

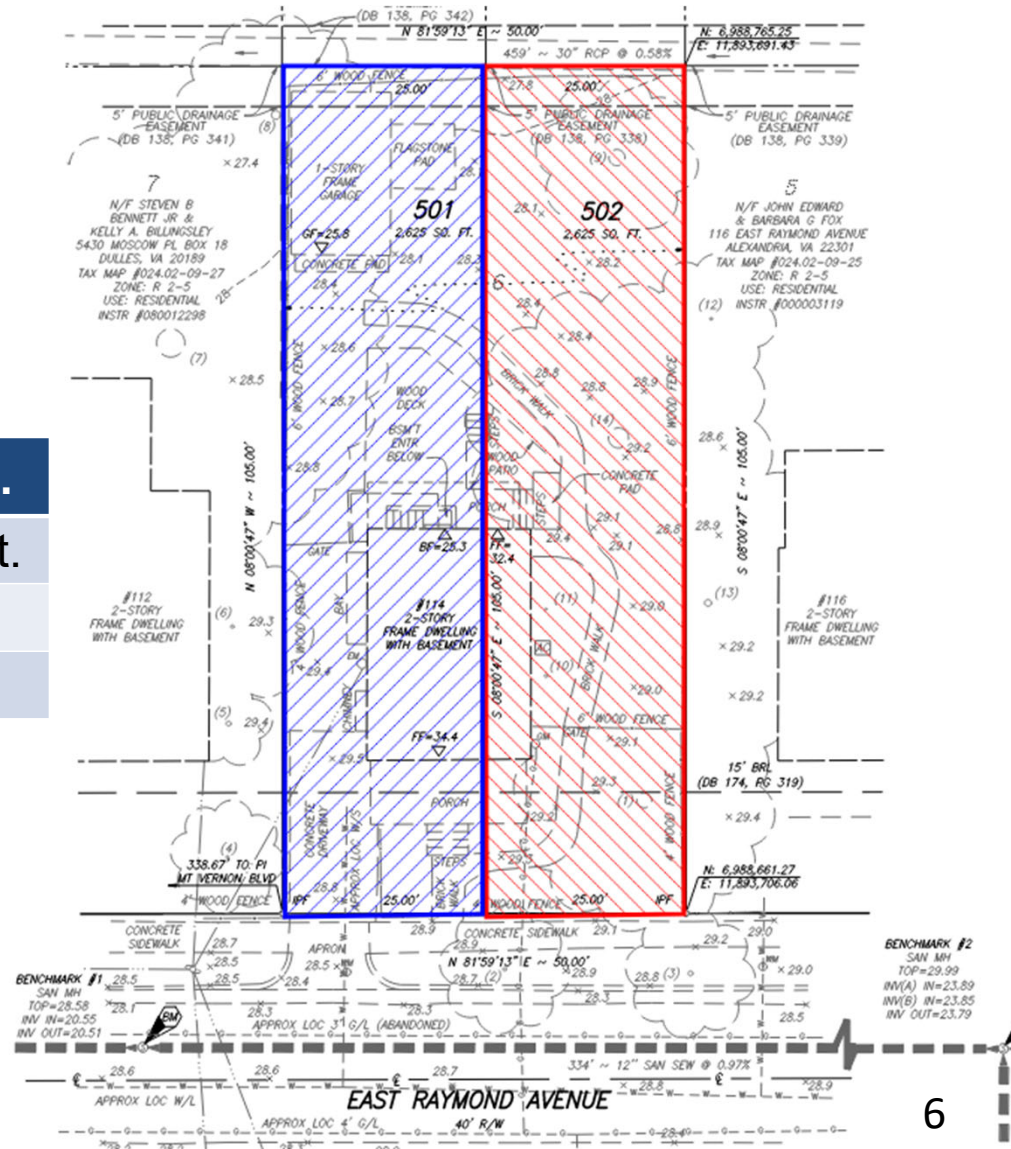


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# Proposed Lots

Proposed Lots 501 and 502		Zone Req.
Size (each lot)	2,625 sq. ft.	2,500 sq. ft.
Width (each lot)	25 Ft.	25 ft.
Frontage (each lot)	25 Ft.	25 ft.



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**Planning Commission approved  
the subdivision 6-0 subject to  
conditions**

