



Our New Home Potomac Project Update #3

April 12, 2021

In our [second update](#), we reviewed the early groundwork and site planning that followed the purchase of Soorp Khatch Church's future home at 9490 River Road. In this issue, the Soorp Khatch Board of Trustees would like to share the progress made with regard to the merging of our two parcels of land.

Merging of Land Parcels

As discussed in our [first update](#), the 5.43 acre property on River Road was comprised of two contiguous parcels of land, including a 1.8 acre unrecorded lot. Merging the two parcels of land was important so that we could reduce setback restrictions and have maximum flexibility to develop the land for our community's needs. Plat consolidation is a very involved process that can take a year or more, including a number of County requirements including:

-
- Boundary surveys based on the legal descriptions and current deeds
 - Identification of the location of the new consolidated lot
 - Utility, conservation and other easement reviews and negotiations
 - Evidence that the new lot meets all planning and zoning requirements regarding lot size, natural resource planning, frontage and intended use

Initial Architectural Concept

As part of this process, the Board also hired Fresno-based Paul Halajian Architects to develop initial conceptual drawings depicting the type of Armenian church structure we would like to build. We later transferred the conceptual drawings to a local firm, DCS Design, to further develop the drawings and documentation in line with local practices, in preparation for negotiations with the County as well as our community meetings held last year.

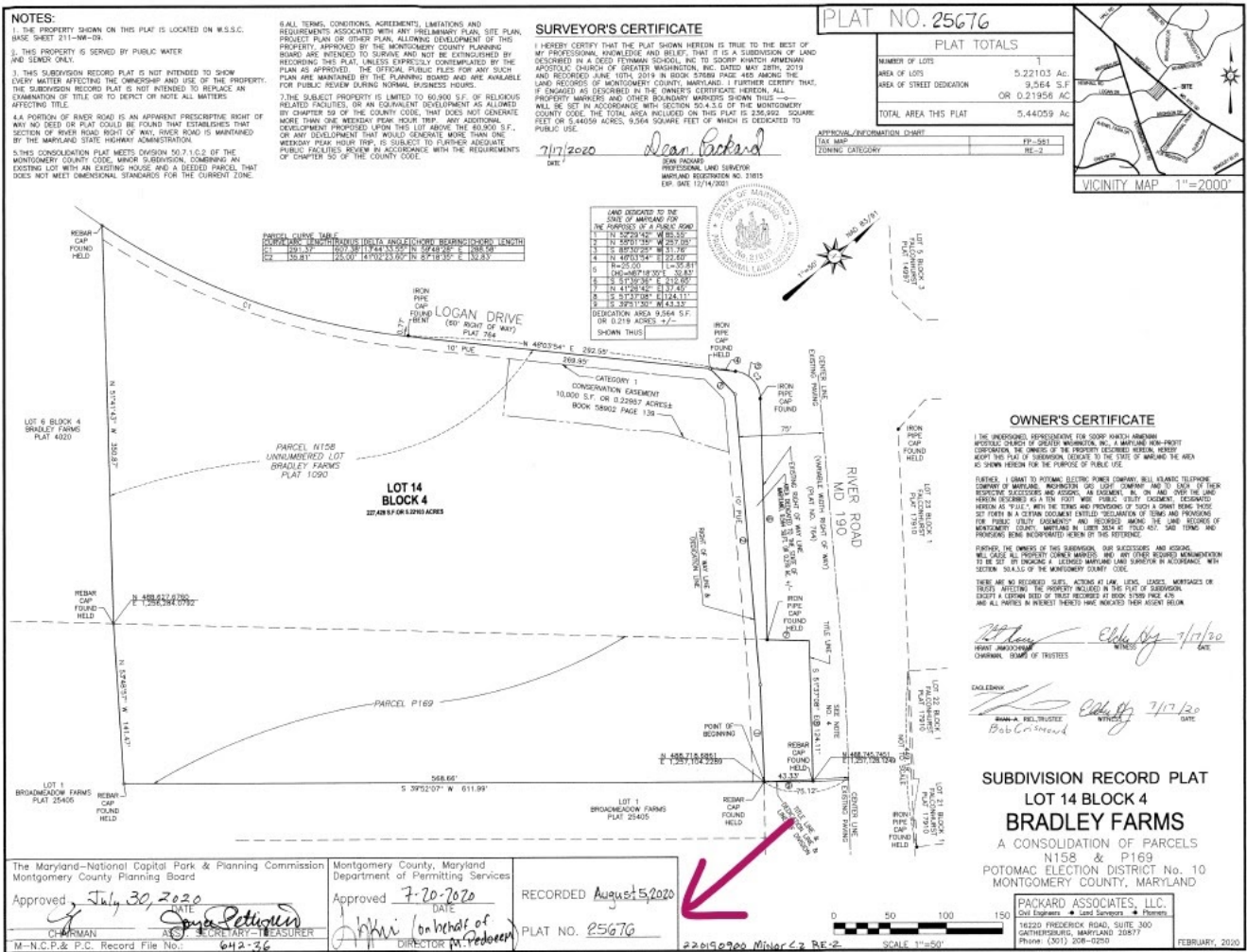
Initial Concept Developed for Plat Consolidation Application Process



Plat Consolidation Approval Granted!

In August 2020, after months of groundwork, a long list of requirements, many meetings and bureaucratic hurdles – all amidst a global pandemic – the Board attained approval from Montgomery County for the consolidation of the two plats and development of up to 60,900 square feet of church-related facilities. This was a critical milestone for advancing our building project.

Consolidated Plat that Merged Our Two Parcels at 9490 River Road



Questions? Contact the Potomac Project Communication Committee at the Church email below.

Rev. Fr. Sarkis Aktavoukian Pastor
 Soorp Khatch Armenian Apostolic Church
 4906 Flint Drive, Bethesda, MD 20816
 Tel: (301) 229-8742 Fax: (301) 229-9393
 email: soorpkhatch@verizon.net
<https://soorpkhatch.org/>



live web streams



Archives