Plat Name: Chevy Chase, Section 5
Plat #: 220140110
Location: Located in the southeast quadrant of the intersection of Connecticut Avenue (MD 185) and Woodbine Street.
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Darren Linnartz

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A(a)(3) of the Subdivision Regulations, which states:

**Consolidation of Two or More Lots or a Part of a Lot into One Lot.** Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.
MINOR SUBDIVISION PLAT REVIEW SHEET
(This form contains 3 pages)

Plat Name: Chevy Chase, Section 5  Plat Number: 220140110
Plat Submission Date: 8/1/13  
DRD Plat Reviewer:  
DRD Prelim Plan Reviewer: N/A
*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No.  
Preliminary Plan No.  
Planning Board Opinion – Date  
Site Plan Name if applicable:  
Planning Board Opinion – Date  
Lot #& Layout  
Lot Area  
Zoning  
Bearings & Distances  
Coordinates  
Plan # & WA  
Road/Alley Widths  
Easements  
Open Space  
Non-standard  
BRLS  
Adjoining Land  
Vicinity Map  
Septic/Wells  
TDR note  
Child Lot note  
Surveyor Cert  
Owner Cert  
Tax Map  

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Final DRD Review:

Consultant Notified (Final Mark-up): 4M 
Final Mylar & DXF/DWG Received: 5G 5S 
Final Mylar Review Complete: 5G 5S 

Board Approval of Plat:

Plat Agenda: 5G 5S 2/20/2014
Planning Board Approval:  
Chairman’s Signature:  

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature:  
Final Mylar for Reproduction Rec’d:  

Plat Reproduction:

Addressing:  
File Card Update:  
Final Zoning Book Check:  
Update Address Books with Plat #:  
Update Green Books for Resubdivision:  
Complete Reproduction:  
Notify Consultant to Seal Plats:  
Surveyor’s Seal Complete:  
Sent to Courthouse for Recordation:  
Recordation Info Entered into Hansen

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
Revised February 2012
Page 1 of 3
MINOR SUBDIVISION SECTION 50-35A
Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment
   a) Total area does not exceed 5% of combined area affected: _______________________
   b) No additional lots created: _______________________
   c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _______________________
   d) Date sketch plan submitted: _______________________
   e) Sketch plan revised or denied within 10 business days: _______________________
   f) Final record plat submitted within ninety days: _______________________
   g) Sketch shows following information:
      i. proposed lot adjustment: _______________________
      ii. physical improvements within 15 feet of adjusted line: _______________________
      iii. alteration to building setback: _______________________
      iv. amount of lot area affected: _______________________

(2) Conversion of Outlot into a Lot
   a) Outlot not required for open space or otherwise constrained: _______________________
   b) Adequate sewerage and water service/public or private: _______________________
   c) Adequate public facilities and AGP satisfied: _______________________
   d) Any conditions/agreements of original subdivision: _______________________
   e) Special Protection Area, Water Quality Plan required: _______________________

(3) Consolidation Of Two of More Lots
   a) Any prior subdivision conditions: _______________________
   b) Part of lot created by deed prior to June 1 1958: yes 1937

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot
   Any subdivision/conditions; APF agreement satisfied: _______________________

(5) Plat of Correction
   a) All owners and trustees signed: _______________________
   b) Original Plat identified: _______________________

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958
   a) Deed(s) submitted: _______________________
   b) Developable with only one single family detached unit: _______________________

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels
   a) Adequate Public Facilities satisfied: _______________________
   b) Street dedication required: _______________________
   c) Forest conservation: _______________________
   d) Storm water management: _______________________
   e) Special Protection Area/Water Quality Plan: _______________________
   f) Landscaping and lighting plan including parking lot layout: _______________________
   g) Approved Special Exception: _______________________

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
Revised February 2012
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