

**Plat Name:** Chevy Chase Manor  
**Plat #:** 220190380

**Location:** Located on Pomander Lane, 175 feet southwest of Winnett Road  
**Master Plan** Bethesda Chevy Chase Master Plan  
**Plat Details:** R-60 zone; 1 lot  
**Owner:** Eric Zuckerman

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2** of the Subdivision Regulations, which states:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
    - a. any conditions applicable to the original subdivision remain in effect;
    - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
    - c. all required right-of-way dedication is provided.
  2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
    - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
    - b. any conditions applicable to the existing lot remain in effect on the new lot;
    - c. any required road dedication is provided; and
    - d. the existing platted lot was not identified as an outlot on a plat.

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 50.7.1.C.2. and supports this minor subdivision record plat.

**NOTES**

1. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATERS AND SEWER.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAY IS IN THE R-40 ZONE AS OF THE DATE OF PLAT REVISION.
3. **ER = OPEN AREA WITH C/P**
4. THIS PROPERTY IS SHOWN ON TAX MAP IN 52.
5. THIS PROPERTY IS SHOWN ON A.S.S.C. 200-FOOT SHEET 201 IN 01.
6. FLOOD ZONE "X" PER 17.E.H.A. FIRST TAP, CANNITY PANEL NUMBER 2400069D.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING CONSTRUCTION INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD, THE OFFICIAL AVAILABLE TO THE PUBLIC, DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 207 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONVEYANCE OF PART OF A LOT AND A LOT INTO A SINGLE LOT, AS PROVIDED FOR IN SECTION 207 OF THE REGULATIONS.
9. THIS SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHTS OR OTHER MATTERS AFFECTING THE PROPERTY AND THE USE THEREOF THAT EXIST PRIOR TO THE DATE OF THIS PLAT. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS COVERED BY DANE AND RECORD DECEMBER 12, 2008 IN BOOK 50377, AT PAGE 437, ALSO BEING A RESUBDIVISION OF PART OF LOT 6 AND LOT 7, BLOCK B, CHEVY CHASE MANOR, AS RECORDED IN PLAT BOOK 34 AND LOT 10, BLOCK B, CHEVY CHASE MANOR, AS RECORDED IN PLAT BOOK 34, AND THAT THE AREA INVOLVED IN THIS PLAT IS 11,447 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THEREON ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.43.G OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

12/17/18 *Jeff Allen*  
 DATE *Jeff Allen*  
 PROFESSIONAL LAND SURVEYOR  
 EXPIRATION DATE: JULY 19, 2019

**OWNERS' CERTIFICATE**

WE, ZS POMANIER, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION. WE FURTHER GRANT AND CONVEY TO THE SUCCESSORS, HEIRS AND ASSIGNS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAT, ALL RIGHTS AND INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAT, INCLUDING THE RIGHT TO REDEVELOP THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAT, AND TO TAKE ANY AND ALL ACTIONS NECESSARY TO CARRY OUT THE PURPOSES OF THIS PLAT, INCLUDING THE RIGHT TO TAKE ANY AND ALL ACTIONS NECESSARY TO CARRY OUT THE PURPOSES OF THIS PLAT, INCLUDING THE RIGHT TO TAKE ANY AND ALL ACTIONS NECESSARY TO CARRY OUT THE PURPOSES OF THIS PLAT.

12-12-18 *Eric Zuckerman*  
 DATE *Eric Zuckerman*  
 MANAGING MEMBER

12-14-18 *R. Scott Entine*  
 DATE *R. Scott Entine*  
 WITNESS

**PLAT TABULATION**

NUMBER OF PARCELS	1
AREA OF LOT(S) (A)	11,447 SQ. FT.
AREA OF LOT(S) (B)	0
AREA OF STREET DEDICATION	0
TOTAL AREA	11,447 SQ. FT. (0.263 ACRES)

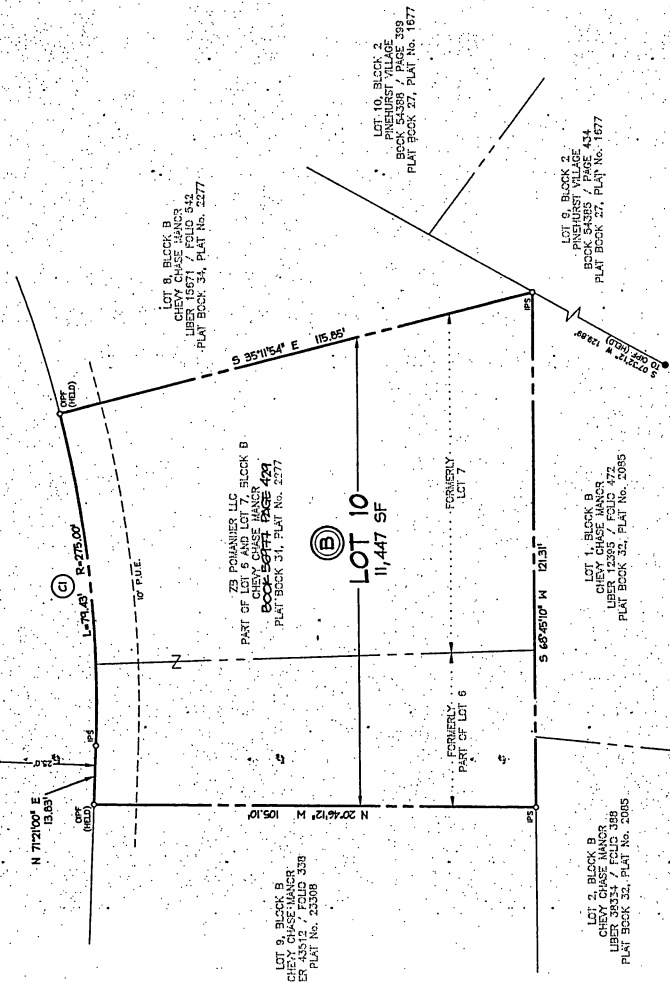
Department of Permitting Services  
 Montgomery County, Maryland  
 Date: 12-27-2018  
 Approved: *April A. Alvarez*  
 Director

The Maryland National, Capital Park and Planning Commission  
 Montgomery County Planning Board  
 Approved: \_\_\_\_\_  
 M.N.C.P. & P.C. Record File No. \_\_\_\_\_

**CURVE TABLE**

CURVE NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
Ⓒ	79.43'	275.00'	103°32'57"	N 82°59'52" E	79.15'

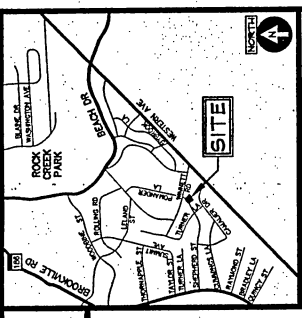
**POMANDER LANE**  
 50' RIGHT-OF-WAY  
 (PER PLAT BOOK 34, PLAT No. 2277)



Received  
 M-NCPPC  
 JAN 02 2019  
 Montgomery County  
 Planning Department



10 South Bentz Street  
 Frederick, Maryland 21701  
 301-697-8031 office  
 301-697-8045 fax  
 info@coasengineering.com



SUBDIVISION RECORD PLAT  
 LOT 10, BLOCK B  
**CHEVY CHASE MANOR**  
 A RESUBDIVISION OF PART OF LOT 6 AND LOT 7, BLOCK B  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20'