

Plat Name: Bradley Park
Plat #: 220170680

Location: Located on the south side of Bradley Boulevard (MD 191), 200 feet southeast of the intersection with West Howell Road

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-90 zone; 1 lot

Owner: Elena Byrd and Alejandro Camacho

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.I** of the Subdivision Regulations which became effective on February 13, 2017; which state:

- I. *Unplatted parcels with existing houses.* In the R-90 and R-60 zones, an unplatted parcel containing an existing house may be converted into a lot under the minor subdivision procedure if:
 1. any required road dedication along the frontage of the proposed lot is shown on the record plat;
 2. there is adequate sewerage and water service to the property; and
 3. the principal use of the property is single-unit living and any new construction on the lot is limited to a detached house.

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.I. and supports this minor subdivision record plat.

