



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
9-7-2017

MEMORANDUM

DATE: August 23, 2017

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner
Jay Beatty, Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SBS
JRB

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for September 7, 2017

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220150740, 220150760	Lynwood
220160310	West Chevy Chase Heights
220160660	Guru Nanak Foundation
220161080, 220161090	Black Hill
220170810	Alta Vista
220170910	McCauley Park
220170960	Somerset Heights
220171020	Chevy Chase View

Plat Name: Somerset Heights
Plat #: 220170960

Location: Located located on north side of Essex Avenue, 300 feet east of Surrey Street
Master Plan: Bethesda Chevy Chase master Plan
Plat Details: R-60 zone; 1 lot
Owner: Richard and Michelle Scurfield

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

- 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.

