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

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  McAuley Park
220170960  Somerset Heights
220171020  Chevy Chase View
Plat Name: West Chevy Chase Heights  
Plat #: 220160310  
Location: Located in the southwest quadrant of the intersection of West Virginia Avenue and Lynbrook Drive  
Master Plan: Bethesda - Chevy Chase Master Plan  
Plat Details: R-60 zone; 1 lot  
Owner: Kenneth and Olga Blumenstock

Staff recommends approval of this minor subdivision plat pursuant to Sections 50-35A(a)(3) and 50-35A(a)(10) of the Subdivision Regulations, which state:

50-35A(a)(3) 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

50-35A(a)(10) Combining a lot and adjoining property. Except in agricultural zones, the Planning Board may approve plats under the minor subdivision process to consolidate an existing platted lot and a partition of land created as a result of a deed, provided:

a. In a one-family residential zone, the partition 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 full force and effect on the new lot;

c. Any required street dedication is provided; and

d. The subject 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 respective requirements of Section 50-35A(a)(3) and Section 50-35A(a)(10) and supports this minor subdivision record plat.

Planning Board Agenda: September 7, 2017