Plat Name: 1st Addition to Section 2, Bradley Hills  
Plat #: 220180020

Location: Located on the southeastern side of Goldsboro Road (MD 614), 650 feet south of the intersection with Bradley Boulevard (MD 191)

Master Plan: Bethesda Chevy Chase Master Plan

Plat Details: RE-90 zone; 1 lot

Owner: Chabad of Bethesda, Inc.

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

Creation of a lot from a part of a lot. A part of a previously recorded lot in a Residential Detached zone that was created as a result of a deed transfer of land from the lot may be converted into a lot if:

1. the part of lot was created by deed recorded before June 1, 1958, or
2. the part of lot contains a legally constructed detached house; and
3. all conditions or agreements applicable to the subdivision approval creating the original lot apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

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.H. and supports this minor subdivision record plat.