MEMORANDUM

DATE: April 17, 2018

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 April 26, 2018

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:

220160770 Rock Creek Estates

220180470 Norbeck Overlook

220180530 Luxmanor
Plat Name:  Rock Creek Estates
Plat #:  220160770

Location:  Located on the east side of Jones Mill Road, 150 feet south of Black Chestnut Lane.
Master Plan:  Bethesda - Chevy Chase Master Plan
Plat Details:  R-90 zone; 1 lot
Owner:  Ezra Reese and Nilofer Azad

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A(a)(10) of the Subdivision Regulations in effect when the application was submitted, which states:

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