Plat Name: Brookmont, Section 2
Plat #: 220180750

Location: Located on the east side of Broad Street, 50 feet south of 61st Street
Master Plan Bethesda Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owners: Michael and Allison Leotta

Staff recommends approval of this minor subdivision plat pursuant to Sections 50.7.1.C.1 and 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.1 and 2 and supports this minor subdivision record plat.