

Plat Name: Chevy Chase, Section 4
Plat #: 220180730

Location: Located in the southeast quadrant of the intersection of Maple Avenue and Stanford Street
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: RE-60 zone; 2 lots
Owner: Margaret McElroy

Staff recommends approval of this minor subdivision plat pursuant to **Sections 50.7.1.H. and 50.7.1.A.** of the Subdivision Regulations, which state:

H. *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.

A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:

1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
2. additional lots are not created;
3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
 - a. proposed lot line adjustment as a dashed line;
 - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;

- c. any minimum building setback that would be altered by the minor lot line adjustment; and
 - d. the amount of lot area affected by the minor lot line adjustment;
5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

A record plat application must be submitted to the Director within 90 days after approval or the approval is void.

Any minor lot line adjustment between properties that occurred before May 19, 1997 remains as an exemption to platting under Subsection 3.3.B.3.

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 Sections 50.7.1.H and 50.7.1.A. and supports this minor subdivision record plat.

