

Plat Name: Friends House
Plat #: 220180940

Location: Located in the area east of the intersection of Norwood Road (MD - 182) and the intersection of Dr Bird Road
Master Plan: Sandy Spring - Ashton Master Plan
Plat Details: 2 Ownership Units within an existing recorded parcel
Owners: Friends House Retirement Community, Inc.

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

- E. *Ownership Plat.* An ownership plat may be recorded to delineate separate ownership units within a lot approved for a Commercial, Industrial, Multi-unit Residential or Group Living use as follows:
1. Ownership units to reflect deed, mortgage, or lease lines may be created by an ownership plat if:
 - a. the lot on which the ownership units are created is included on a plat approved by the Board and has:
 - i. site plan approval under Section 59-7.3.4;
 - ii. conditional use approval under Section 59-7.3.1; or
 - iii. special exception approval under the Zoning Ordinance in effect before November 1, 2014;
 - b. the location and design of all structures on the ownership units satisfy Chapters 8, 19, and 22;
 - c. the ownership units do not violate any other provision of law or adversely affect any conditions of approval for the subdivision plan that created the underlying lot or any approval required by Subsection 7.1.E.1.a;
 - d. any necessary cross easements, covenants, or other deed restrictions necessary to implement all conditions of approval are executed before recording the ownership plat; and
 - e. the ownership units are suitable for the type of development, the use contemplated, and the available utilities and services.

2. Ownership units must be depicted on the ownership plat with metes and bounds descriptions inside the boundary of the underlying lot as shown on the record plat.
3. Private roads may not be delineated as a separate ownership unit on an ownership plat.
4. No person can record an ownership plat, or sell any property with reference to an ownership plat, until the plat has been approved by the Board and recorded in the land records.
5. The Board may apply conditions to the approval of an ownership plat.
6. An ownership unit created under this section is not:
 - a. a change to any condition of approval for the subdivision that created the lot in the original subdivision or any approval required by Subsection 7.1.E.1.a.; or
 - b. used to establish building setbacks or to establish conformance with subdivision or zoning requirements.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed plat complies with the requirements of Section 50.7.1.E. and supports this minor subdivision record plat.

