Plat Name: Chevy Chase, Section 3  
Plat #: 220190710  
Location: Located on the west side of Florida Street, 100 feet south of Taylor Street  
Master Plan: Bethesda Chevy Chase Master Plan  
Plat Details: R-60 zone; 1 lot  
Owner: Brain Afnan and June Im

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.2. of the Subdivision Regulations, which states:

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.2. and supports this minor subdivision record plat.
Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision plat of all the property acquired by Brian K. Allen and June W. Jemison, the issuance of record by the office of the Surveyor is recorded among the Land Records of Montgomery County, Maryland in Book 5774 at Page 3. That it is also parts of Lots 36, 37 and 38, Block 3 as shown on a subdivision record plat entitled "Chevy Chase" and recorded among the land records in Book 1 at Plat No. 90.

I certify that the plat was made in accordance with Section 50-4.3.0 of the subdivision regulations of Montgomery County, Maryland.

Date: 9/21/19

Daniel P. Dedori
Property Line Surveyor
Maryland Reg. No. 234
Dedori & Associates

Owner's Certificate

Brian K. Allen and June W. Jemison, owners of the property shown herein and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, establish the minimum building restrictions hereon, subject to all current and applicable regulations of all federal, state and local government agencies.

We further certify that a Maryland registered land surveyor will be used to set all property corners markers in accordance with Section 50-4.3.0 of the subdivision regulations of Montgomery County, Maryland.

Date: 9/21/19

Brian K. Allen, Owner
June W. Jemison, Owner

Notes

1. All terms, conditions, agreements, and requirements associated with this preliminary plat, site plan, or other plan for the development of the property, approved by the Montgomery County Planning Board are intended to survive and be applicable to the execution of this plat, unless expressly disapproved by the Planning Board.

2. This Subdivision Record Plat is intended to show every matter affecting, or subject to, or affecting the ownership of, or subject to, or affecting the property of, the subdivision, which may be the same or the same as other property. It is not intended to replace an examination of this plat or to indicate or affect all matters affecting title.

3. This property is served by public water and sewer systems only.

4. The property shown herein is zoned R-40.


6. This plat conforms to the requirements for Minor Subdivisions as contained in Section 30-7 of the Montgomery County Subdivisions Regulations, being Chapter 30 of the Montgomery County Code. This plat involves the consolidation of parts of lots as provided for in Section 30-7.1.02.

7. Water/Sewer Category: W/551

8. This property is shown on Tax Map 00-002

9. Contains shown herein were established using Trimble's Real-Time EKsages and their Virtual Reference Station System (VRS) and are based on Maryland State Plane coordinates NAD 83 (2011). The average scale factor for the subject property is 0.999917. The average property elevation is based on NAVD 88 vertical datum in feet, with an elevation factor of 0.999973. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat
Lot 70, Block 3
a subdivision of Part of Lots 36, 37 and 38, Block 3

Section 3,
Chevy Chase

Bethesda (7th) District
Montgomery County, Maryland
September, 2019

Plat No.: 220190710

CPJ Associates
Charles P. Johnson & Associates, Inc.