Plat Name: Jones Bridge Estates
Plat #: 220200360

Location: Located on the south side of Jones Bridge Road, 350 feet west of Platt Ridge Drive.
Master Plan: Chevy Chase Lake Master Plan
Plat Details: R-90 zone; 1 lot
Owner: Howard Hughes Medical Institute

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

I. Unplatted parcels with existing houses. In the R-90 and R-60 zones, an unplatted parcel containing an existing house may be converted into a lot under the minor subdivision procedure if:

1. any required road dedication along the frontage of the proposed lot is shown on the record plat;

2. there is adequate sewerage and water service to the property; and

3. the principal use of the property is single-unit living and any new construction on the lot is limited to a detached house.

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.I. and supports this minor subdivision record plat.