Plat Name:  West Chevy Chase Heights  
Plat #:  220200720

Location:  Located on the north side of West Virginia Avenue, 150 feet east of Kentucky Avenue.

Master Plan:  Bethesda - Chevy Chase Master Plan

Plat Details:  R-60 zone; 1 lot

Owner:  Beth and Michael Van Gelder

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