

Plat Name: West Chevy Chase Heights
Plat #: 220200690

Location: Located on the south side of Highland Avenue, 150 feet east of Maryland Avenue.

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Amy Ruth Ross Revocable Trust & Robert Cohen Wilkoff Revocable Trust

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.

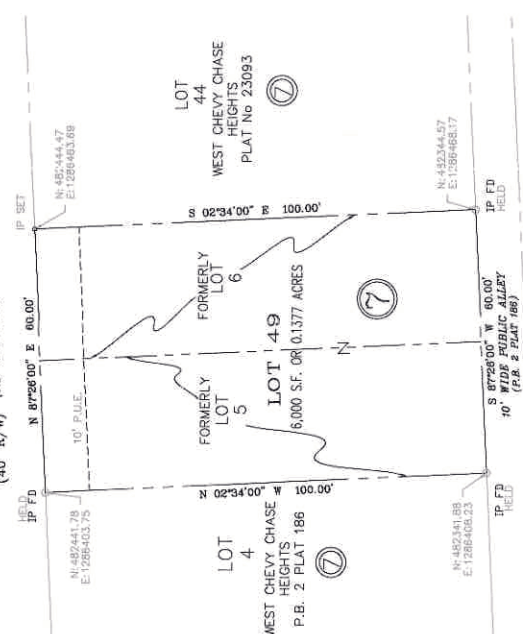
PLAT NO:



VICINITY MAP SCALE: 1"=2,000'

HIGHLAND AVENUE

(40' R/W) (P.B. & PLAT 186)



LOT 4
WEST CHEVY CHASE HEIGHTS
P.B. & PLAT 186

LOT 5
FORMERLY LOT 5

LOT 6
FORMERLY LOT 6

LOT 4-9
8,000 S.F. OR 0.1377 ACRES

LOT 44
WEST CHEVY CHASE HEIGHTS
PLAT No. 23093

LEGEND
O/P/D IRON PIN FOUND
C/P SET IRON PIN SET
W/UTR PUBLIC UTILITY TRUST
P/LE PUBLIC UTILITY EASEMENT
R/W RIGHT OF WAY
P/B PLAT BOOK
N NORTHING
E EASTING

GRAPHIC SCALE 1"=20'
0 20 40 60

DATE: _____
PLAT NO: _____

APPROVED: _____
CHAIRMAN
ASST. SECRETARY-TREASURER

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND
APPROVED: 16-7-2020
Director (on behalf of H. Federspiel)

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
CHAIRMAN
ASST. SECRETARY-TREASURER

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED BY JANET F. MADDOX UNTO ANTHONY N. SHERMAN, TRUSTEE OF THE ANTHONY N. SHERMAN TRUST AND ROBERT CORNER, TRUSTEE OF THE ROBERT CORNER TRUST, BY DEED RECORDED IN PLAT BOOK 50433.G OF SECTION 50.433.G OF THE MONTGOMERY COUNTY CODE, FEBRUARY, 2020 AS RECORDED IN BOOK 59378, AT PAGE 300 AND BEING LOT 5 and LOT 6, BLOCK 7 SHOWN ON A PLAT OF SUBDIVISION KNOWN AS "WEST CHEVY CHASE HEIGHTS" AS RECORDED IN PLAT BOOK 2 AT PLAT 186 IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ALL MONUMENTS, PROPERTY MARKERS AND OTHER BOUNDARY MARKS SHOWN ON THIS PLAT ARE IN CONFORMANCE WITH THE PROVISIONS OF SECTION 50.433.G OF THE MONTGOMERY COUNTY CODE.

THE AREA OF LAND SHOWN ON THIS PLAT IS 0.1377 ACRES OR 6,000 SQUARE FEET OF LAND. THERE IS NO DEDICATION BY THIS PLAT.

ANTHONY N. SHERMAN
DATE: 16/7/2020
SUPERVISOR
MONTGOMERY COUNTY
MARYLAND REG. NUMBER 560
EXPIRATION DATE: 3/9/2021

SUBDIVISION RECORD PLAT LOT 49 BLOCK 7 WEST CHEVY CHASE HEIGHTS

Resubdivision of Lot 5 & Lot 6, Block 7
7th Election District
Montgomery, County, Maryland

1" = 20' SEPTEMBER, 2020

LAND DESIGN PROS.
* SURVEYORS • PLANNERS • SURVEYORS •
1 Research Court, Suite 450
Rockville, MD 20850
VOICE: 301-279-8990
WWW.LANDDESIGNPROS.COM

NOTES:

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL GENERAL SURVEY AND AN EXAMINATION OF TITLE OR DEPT OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY MONTGOMERY COUNTY PLANNING BOARD OR ANY OTHER AGENCY, SHALL BE CONSIDERED TO BE INCORPORATED INTO THIS PLAT. APPROVED, THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50.7 OF THE MONTGOMERY COUNTY SUBDIVISION RECORDS AND THE ZONING ORDINANCE OF THE COUNTY CODE. THIS PLAT IS TO CONSOLIDATION OF TWO LOTS INTO ONE LOT AS PROVIDED FOR SECTION 50.71.C.1.
- THIS PROPERTY IS ZONED R-60
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE.
- THIS PROPERTY IS LOCATED ON TAX MAP HN43.
- THERE IS NO DEDICATION TO PUBLIC USE PER THIS PLAT.

OWNER'S CERTIFICATION:

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ACCEPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. WE FURTHER GRANT A PUBLIC UTILITY EASEMENT, AS SHOWN HEREON AS OF DATE, TO THOSE PARTIES NAMED IN A DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT" WHICH HAS BEEN FILED 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

AS OWNERS OF THIS SUBDIVISION WE, OUR SUCCESSORS AND ASSIGNS, HAVE AGREED TO WAIVE ALL RIGHTS AND INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED HEREIN TO BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50A.33.G OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SHERITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREIN.

ANNE N. SHERMAN
WITNESS
DATE: 16/7/2020
ANTHONY N. SHERMAN
WITNESS
DATE: 16/7/2020
ROBERT CORNER
TRUSTEE OF ROBERT CORNER WILKOFF REVOCABLE TRUST

APPROVED: 16-7-2020
Director (on behalf of H. Federspiel)

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND
APPROVED: _____
DIRECTOR
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
CHAIRMAN
ASST. SECRETARY-TREASURER