

**Plat Name: Chevy Chase Gardens**

**Plat #: 220200800**

Location: Located on the south side of Hunt Avenue, 200 feet west of Stratford Road.

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Ivana Pavlovic

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.

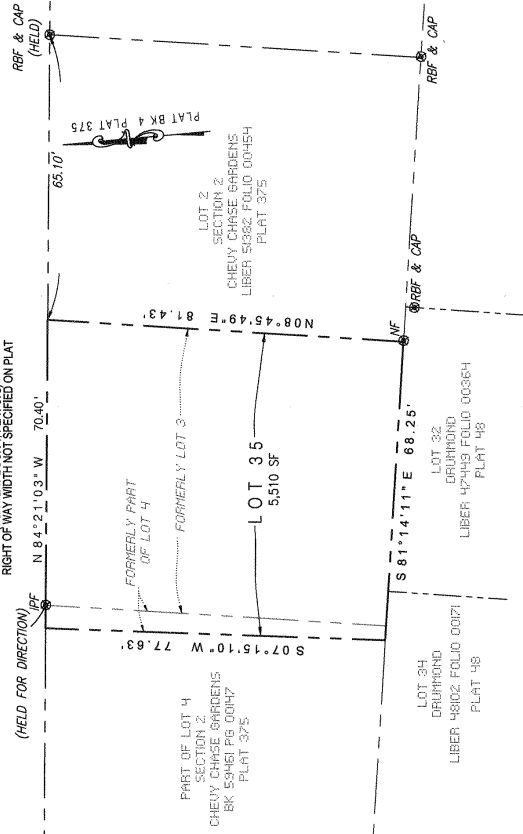
Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.C.2. and supports this minor subdivision record plat.

**NOTES:**

1. THE PROPERTY DELINEATED HEREON IS IN THE R-60 ZONE AND COMPLIES WITH PROVISION SET FORTH IN 58.7.1.D.1 OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
2. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER ONLY.
3. THIS PROPERTY IS SHOWN ON TAX MAP HN121.
4. 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 THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THIS PROPERTY IS SHOWN ON WSSC GRID 208NW05.
6. THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP 2403100458D, DATED SEPTEMBER 29, 2006. THIS PROPERTY IS LOCATED WITHIN ZONE X.
7. 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 THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT TO BE EXTINGUISHED BY RECORDATION OF THIS PLAT, UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.7.1 OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF A LOT AND PART OF A LOT INTO A SINGLE LOT AS PROVIDED FOR IN SECTION 50-7.1-C-1.
9. RBF: REBAR FOUND  
 IFF: IRON PIPE FOUND  
 MF: NAIL FOUND

PLAT NO.

HUNT AVENUE  
 (PER PLAT BOOK 4 PLAT 375)  
 RIGHT OF WAY WIDTH NOT SPECIFIED ON PLAT



VICINITY MAP  
 SCALE: 1" = 2000'

AREA TABULATION

NO. OF LOTS	1
LOT 35	5,510 SF.
AREA OF DEDICATION	0
TOTAL AREA	5,510 SF. = 0.1265 AC



**OWNER'S CERTIFICATE**

I, Ivana Pavlovic, owner of the property shown and described hereon, hereby adopt this plat of Resubdivision.

As owner of this subdivision, I, my successors and assigns, shall cause property corner markers to be set by a registered Maryland Surveyor, in accordance with section 50.4.3.G of the Montgomery County Subdivision Regulations.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon, except as indicated below.

Date: December 6<sup>th</sup> 2021  
 Ivana Pavlovic  
 Witness: Debra E. Boy

We, First National Bank of Pennsylvania, owners of the Deed of Trust, dated May 15, 2020, and recorded on August 19<sup>th</sup>, 2020 in Deed Book 60318 at Page 53 hereby consent to this plat of subdivision.

Date: 12/17/2021  
 Joseph B. Weatherstein  
 Trustee

Department of Permitting Services  
 Montgomery County, Maryland  
 Date: 12/14/2021  
 Approved: Maria Pedersen  
 Director

Maryland National Capital Park & Planning Commission  
 Montgomery County Planning Board  
 APPROVED: \_\_\_\_\_  
 \_\_\_\_\_  
 Montgomery Plat Signatory for  
 Secretary-Treasurer  
 Chair  
 M.N.C.P. & P.C. Record File No. \_\_\_\_\_

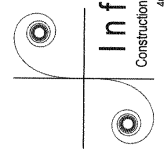
**SURVEYOR'S CERTIFICATE**

I, hereby certify that the plat shown hereon is correct to the best of my knowledge and belief, that it is a resubdivision of all of the lands conveyed by Arnold R. Bruhn unto Ivana Pavlovic, by a deed dated July 01, 2019, and recorded October 22, 2019, in Deed Book 58349 Page 361 among the land records of Montgomery County, Maryland. The lot shown hereon is a resubdivision of "Lot 3 & Part of Lot 4, Section Two, Chevy Chase Gardens" recorded in Plat Book 4 Plat 375 among the land records of Montgomery County, Maryland. I further certify that the total area involved in this plat is 5,510 Square Feet, none of which is dedicated to public use.

Date: Nov 23, 2021  
 Mostafa Pourkiani  
 Professional Land Surveyor  
 MD Reg. No. 21945  
 Expiration Date: July 01, 2023

SHEET:	1/1
Checked By:	MP
Drawn By:	MP
Scale:	1" = 20'
Date:	MAY 06, 2020
File No:	10-2020

SUBDIVISION RECORD PLAT  
**LOT 35**  
 SECTION 2  
 A RESUBDIVISION OF LOT 3 & PART OF LOT 4  
**CHEVY CHASE GARDENS**  
 BETHESDA 7<sup>TH</sup> ELECTION DISTRICT  
 MONTGOMERY COUNTY, MD



**InfraTech**  
 Construction Engineering Surveying  
 48950 Jennings Farm Dr, Suite 230  
 Shrewsbury, Va, 20164  
 571-437-3582, info@infrotech.com

Revisions:

20200800

Recorded

Plat No.