

**Plat Name:** American University Park

**Plat #:** 220220570

Location: Located on the east side of Park Avenue, 375 feet north of Western Avenue

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Park Ave LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.1.** of the Subdivision Regulations, which states:

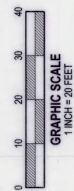
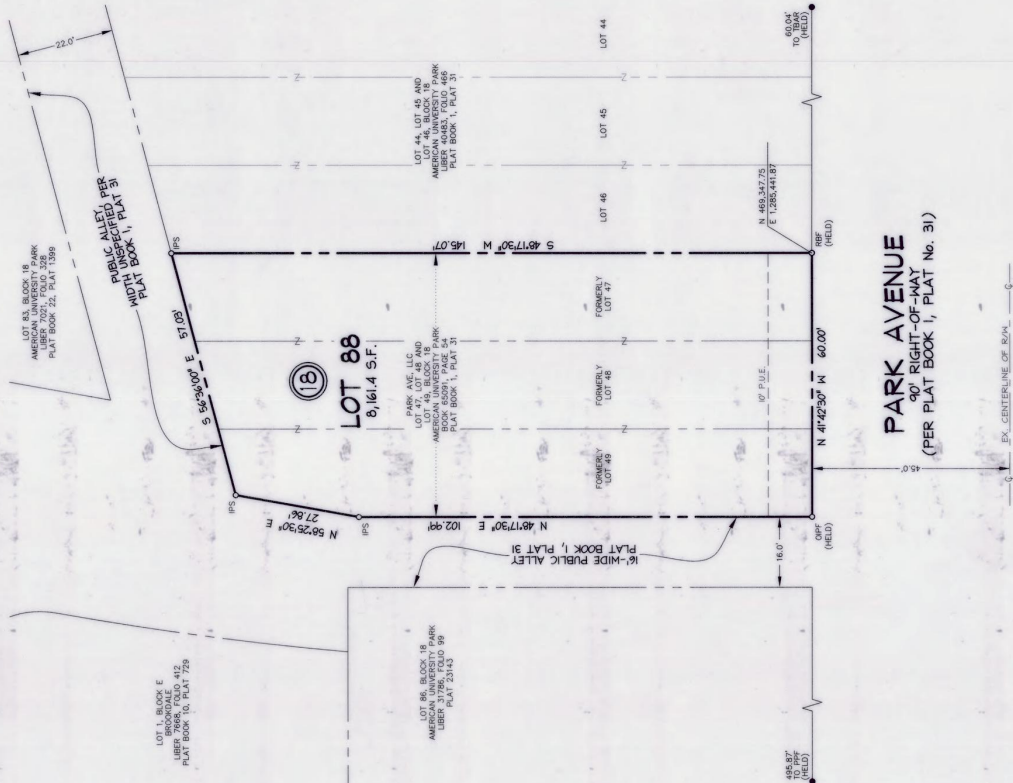
- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating 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.



VICINITY MAP  
SCALE: 1" = 200'

PLAT 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 Gregory Bliz, personal and sole owner, to the American University Park, recorded in Book 65091 at Page 54, also being a resubdivision of Lot 47, Lot 48, and Lot 49, Block 18, American University Park, as recorded in Plat Book 1, Plat 31, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 8,161.4 square feet, none of which is dedicated to public use, and that all property corners marked thus  $\text{---}\text{---}\text{---}$  are true and correct as shown on the attached Section 30.4.3.g of the Subdivision Regulations of Montgomery County, Maryland.

Date: 7/27/2022  
 Jeffrey Albert-Hammond  
 Professional Land Surveyor  
 MD Reg. No. 21515  
 Expiration Date: 07/13/2023

**SUBDIVISION RECORD PLAT**  
**LOT 88, BLOCK 18**  
**AMERICAN UNIVERSITY PARK**  
 A RESUBDIVISION OF LOT 47, LOT 48 AND LOT 49, BLOCK 18  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20' MARCH, 2022

- NOTES**
- This property is served by public water and sewer systems only.
  - TBAR = T-Bar Found  
 IPS = Iron Pin with Cap Set  
 C = Copper  
 PPF = Plastic Pipe Found  
 PPF = Plastic Pipe Found
  - This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number 24031C0445D, flood zone "X".
  - All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are intended to survive unless otherwise indicated. The Montgomery County Planning Board and are available for public review during normal business hours.
  - This plat conforms to the requirements for minor subdivision approvals contained in Section 50.7 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of two or more lots into a lot, as provided in Section 50.7.
  - 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. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
  - There is a Stormwater Management Right of Entry across the property recorded in Book 65803 at Page 117.

**APPROVALS/INFORMATION CHART**

TAX MAP LOCATION	PLAT NO.
10-10-2022	18
MISC. GRID NUMBER	200, 104, 05
ZONING CATEGORY	R-40
FLOOD CONSERVATION	00000000
DESCRIPTION NUMBER	00000000

**OWNERS' CERTIFICATE**

We, Park Ave LLC, owner of the property shown and described herein, hereby adopt this plat of subdivision and establish the minimum building restriction lines.  
 We further grant a 10-foot Public Utility Easement, shown hereon as "10' P.U.E.", to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements," as recorded in Liber 3034 at Page 457 among the Land Records of Montgomery County, Maryland.  
 There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon, except as indicated below.

Date: July 27, 2022  
 Simon A Francis, Witness  
 Owner, Park Ave, LLC  
 Date: July 27, 2022  
 Kimberly Somers, Witness  
 SPP Loan Advisor

We, Trustee Bank, trustee of a deed of trust dated December 30, 2021, and recorded January 20, 2022 in Book 65891 at Page 63 hereby consent to this plat of subdivision.

**PLAT TABULATION**

Number of Lots	1
Number of Parcels	0
Area of Lots	8,161.4 sq. ft.
Area of Parcels	00,000 sq. ft.
Area of Street Dedication	50,000 sq. ft.
Total Area	8,161.4 sq. ft. (0.187 Acres)

Department of Permitting Services  
 Montgomery County, Maryland  
 Date: 8-10-2022  
 Approved: [Signature]  
 Director

The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board  
 Approved: \_\_\_\_\_  
 Chair  
 Approved: \_\_\_\_\_  
 Montgomery Plat Signatory  
 for Secretary - Treasurer

Recorded  
 Plat No.

M.N.C.P. & P.C. Record File No.



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