

Plat Name: Section 1, Chevy Chase Terrace

Plat #: 220220610

Location: Located on the north side of Davidson Drive, 275 feet west of Wisconsin Avenue (MD 355)

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Robert Gould and Lena Skanby

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.

NOTES

1. PROPERTY ZONED R-40 AS OF THE DATE OF PLAT RECORDATION.
2. LOT IS SERVED BY PUBLIC WATER AND SEWER. WSSC CATEGORIES S-1, W-1.
3. 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 BE EXTINGUISHED BY THE ACTION OF ANY PARTY. THESE REQUIREMENTS SHALL BE ENFORCED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP FHS#1. WSSC GRID 2884W04.
6. THIS PLAT OF RESUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR MINOR SUBDIVISIONS IN SECTION 50.7 OF THE SUBDIVISION REGULATIONS. THIS PLAT INVOLVES THE CONSOLIDATION OF 2 OR MORE LOTS INTO A SINGLE LOT AS PROVIDED FOR IN SECTION 50.7.C.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land described in a Deed from Richard D. Gould to Richard D. Gould and Lena Cecilia Skanby dated May 12, 2005, and recorded in Liber 20993 at Folio 646, also being a resubdivision of "Chevy Chase Terrace", Lots 33, 34, 35, Block B as shown on a plat recorded as Plat 242, all among the land records of Montgomery County, Maryland. I further certify that, if so engaged by the owner, all monuments and all property markers will be set in place in accordance with the provisions of Section 50.4.3.C. of Montgomery County Code. The total area included on this plat is 9750 square feet of land. There is no dedication to public use.

Thomas A. Maddox
 Thomas A. Maddox
 Registered Professional Land Surveyor
 MD #10850
 Exp. 4/3/24
 Date 7/19/22

PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOT	9750 sf
AREA OF DEDICATION	0.4
TOTAL AREA SHOWN ON PLAT	9750 sf

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED 9/17/2022 DATE
Mona Plagem
 DIRECTOR

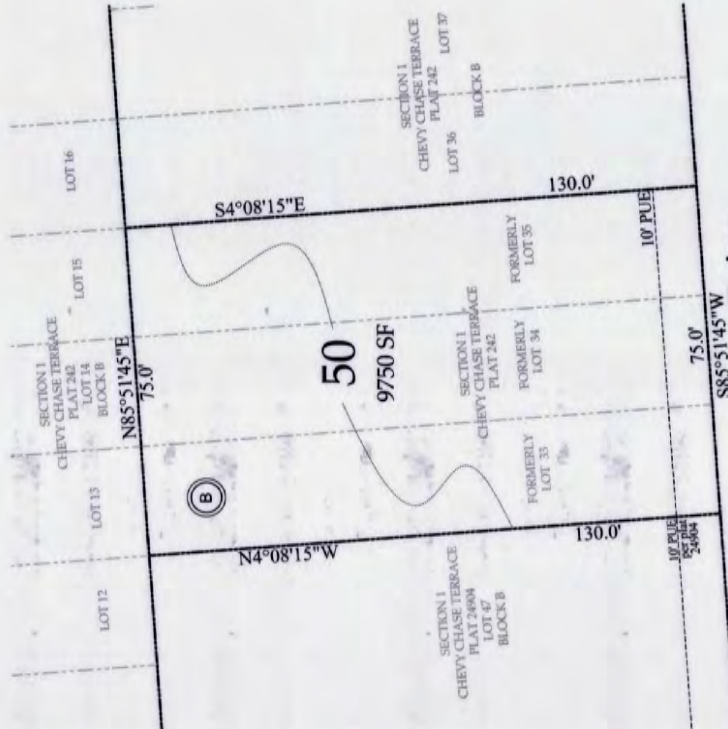
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	
APPROVED	DATE
CHAIR	DATE
	Montgomery Pl. Splanby for SECRETARY-TREASURER

OWNER'S CERTIFICATION

We, the undersigned owners of the property shown hereon, hereby adopt this plat of subdivision. The undersigned also grant a Public Utility Easement (10' P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the the land records of Montgomery County, Maryland, their successors and assigns. The property corners are in place in accordance with Section 50.4.3.G. of the Montgomery County Code.

There are no suits, mortgages, leases, liens or trusts affecting the subject property.

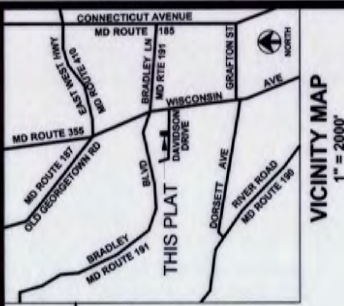
Richard D. Gould
 Richard D. Gould
 Date 5/14/22
 Witness *Lena Cecilia Skanby*
 Lena Cecilia Skanby



Davidson Drive
 60' Right of Way
 PLAT 242

SUBDIVISION RECORD PLAT
 LOT 50 BLOCK B
 SECTION 1
CHEVY CHASE TERRACE
 A RESUBDIVISION OF
 LOTS 33, 34 & 35
 PLAT 242
 ELECTION DISTRICT 7
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 20' APRIL 2022

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8839 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5844



PLAT NO.
 SCALE 1" = 20'
 0' 20'

