

Plat Name: Chevy Chase Terrace, Section 2

Plat #: 220240920

Location: Located on the north side of Chevy Chase Boulevard, 100 feet west of Offutt Road

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Vicrum and Raya Puri Family Trust

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

- 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.

This minor subdivision application proposes to consolidate 2 lots into a recorded lot to facilitate the issuance of a building permit upon the property. With this action, an underlying lot line will be eliminated; there is no change to the perimeter boundary of the tract by this subdivision. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.C.1. and recommends approval of the subdivision record plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, THAT IT IS A SUBDIVISION OF LAND RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN BOOK 86884 AT PAGE 339, SAID PROPERTY ALSO BEING LOT 35 & 36, BLOCK F AS SHOWN ON A PLAT ENTITLED SECTION 2, CHEVY CHASE TERRACE, AND RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK 3 PLAT 242.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET IN ACCORDANCE WITH SECTION 50-7.1.10 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 5,816 SQUARE FEET OR 0.1336 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

Matthew J. Goode
 MONTGOMERY COUNTY
 PROPERTY LINE SURVEYOR
 MARYLAND, REG. NO. 444
 LICENSE EXPIRATION DATE: 12/10/2024



5/16/24
 DATE

- NOTES:**
1. THIS PROPERTY IS CURRENTLY ZONED R-40.
 2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
 3. THE PROPERTY IS LOCATED ON TAX MAP HM121.
 4. THIS PLAT CONFORMS WITH SECTION 59-7.7.1.0.10, OF THE ZONING ORDINANCE, WHICH APPLIES AS THE PROPERTY IS LESS THAN 6,000 S.F. IN TOTAL.
 5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP HM121.
 6. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVAL CONTAINED IN SECTION 50-7.1 OF THE MONTGOMERY COUNTY CODE.
 7. THIS PLAT INVOLVES CONSIDERATION OF TWO LOTS INTO ONE LOT, AS PROVIDED FOR IN SECTION 50-7.1.1.C.1.
 8. THIS PLAT IS NOT INTENDED TO SUPERSEDE ANY PREVIOUS RECORDS OR MATTERS AFFECTING TITLE.
 9. THE PLAT CONFORMS WITH SECTION 59-7.7.1.0.10, OF THE ZONING ORDINANCE, WHICH APPLIES AS THE PROPERTY IS LESS THAN 6,000 S.F. IN TOTAL.

OWNER'S CERTIFICATE

WE, THE VIKRAM & RAYA PURI FAMILY TRUST, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDINGS RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-4.3.1.6 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR A MORTGAGE IN FAVOR OF THE BANK OF AMERICA, N.A. AND THE MONTGOMERY COUNTY AND PAGE TAX AND THE PARTIES IN INTEREST, HERETO HAVE PERSON INDICATED THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

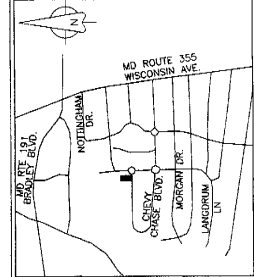
WITNESS: *gsh* DATE: 5/30/24
 WITNESS: *Rm* DATE: 5/30/24
 WITNESS: *AS* DATE: 5/30/24

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: *Matthew J. Goode* DIRECTOR
 DATE: 5/16/24
 PLAT NO. _____

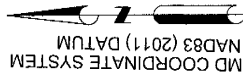
PLAT NO.

PROPERTY INFO
LOT MAP
WELL
WATER
GRID
SECTION
BOOK
PLAT
EXEMPT

AREA TABULATION
 AREA OF LOT: 5,816 S.F.
 AREA OF STREET DEDICATION: N/A
 TOTAL PLAT AREA: 5,816 S.F.

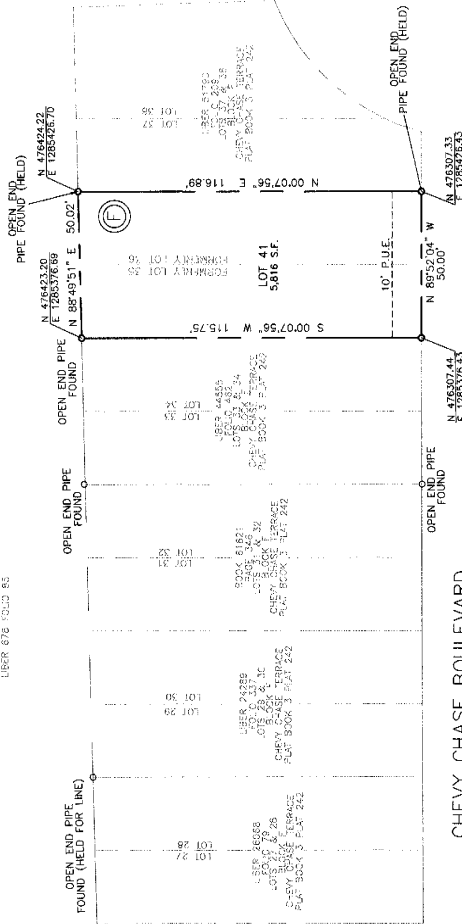


VICINITY MAP
 SCALE: 1"=500'



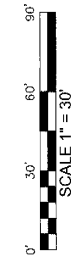
OFFUTT ROAD
 (50' RIGHT OF WAY)
 PER PLAT 242

MAP MADE BY: M. J. GOODE, PLS.
 MONTGOMERY COUNTY PLANNING COMMISSION
 LIBER 878-1033-85



CHEVY CHASE BOULEVARD
 (40' RIGHT OF WAY)
 PER PLAT 242

SUBDIVISION RECORD PLAT
 LOT 41, BLOCK F
 SECTION 2
 CHEVY CHASE
 TERRACE
 A RESUBDIVISION OF
 LOT 35 & 36, BLOCK F
 7TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=30' MARCH, 2024



GOODE SURVEYS, LLC
 LAND SURVEYORS
 P.O. BOX 5599
 DAMASCUS, MARYLAND 20872
 PHONE: (301) 368-3700
 FAX: (301) 368-3703

Matthew J. Goode
 SUBMITTER'S SIGNATURE

CHMR
 M.A.C.P. & P.C. RECORD FILE NO.