

**Plat Name: West Chevy Chase**

**Plat #: 220250670**

Location: Located on the north side of De Russey Parkway, 290 feet west of Offutt Road

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Douglas Construction Group, LLC

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.

This minor subdivision application proposes to consolidate a lot and a part of a lot into a recorded lot in order 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.2. and recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above item staff will forward the plat to the Chair for signature.

1. This property is served by public water and sewer services only.
2. The property that is the subject of this record plat is in the R-60 zone as of the date of plat recordation.
3. IFF = Iron Pipe Found
4. PIPF = Pitched Pipe Found
5. OIPF = Open Iron Pipe Found
6. OIPCS = Open Iron Pipe w/ Cap Set
7. The property shown herein is located on Tax Map HW21.
8. The property shown herein is located on W.S.C.S. 200-1st sheet 208NW05.
9. This property is located on F.E.M.A. Flood Insurance Map Community-Flood Number 17010435B, flood zone X.
10. All easements, obligations, and requirements associated with any preliminary plat, project plat, re-plat, or other plan showing development of this property are approved by the Montgomery County Planning Board and are intended to survive in effect and be given full force and effect. The official public files for any such plan are modified by further action on the board. The official public files for any such plan are maintained by the Montgomery County Planning Board and are available for public review.
11. This plat conforms to the requirements for minor subdivision approvals contained in Section 507.0 of the Montgomery County Subdivision Regulations, Part A, Chapter 507 of the Montgomery County Code. This plat involves the consolidation of two parts of lots into a lot, as provided in Section 507.0.2.
12. The subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter respecting the ownership and use of this property. This subdivision record plat is intended to replace an examination of title to a depicted lot, and it is intended to affect the title to the lot.

line, we Douglas County Group, LLC, owners 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 herein 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 3834 at Folio 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 herein, except as indicated below.

|      |                                    |         |
|------|------------------------------------|---------|
| Date | Douglas Monsein<br>Managing Member | Witness |
|------|------------------------------------|---------|

Date \_\_\_\_\_ Witness \_\_\_\_\_

Montgomery County, Maryland

Date: \_\_\_\_\_

Approved: \_\_\_\_\_

|                                 |                                 |
|---------------------------------|---------------------------------|
| Number of Lots .....            | 1                               |
| Number of Parcels .....         | 0                               |
| Area of Lot(s) .....            | 7,050.4 sq. ft.                 |
| Area of Parcel(s) .....         | 0 sq. ft.                       |
| Area of Street Dedication ..... | 0 sq. ft.                       |
| Total Area .....                | 7,050.4 sq. ft.<br>(0.16 Acres) |

|                                 |                                               |
|---------------------------------|-----------------------------------------------|
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| Area of Parcel(s) .....         | 0 sq. ft.                                     |
| Area of Street Dedication ..... | 0 sq. ft.                                     |
| <b>Total Area .....</b>         | <b>7,050.4 sq. ft.</b><br><b>(0.16 Acres)</b> |

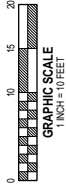
Approved: \_\_\_\_\_

Chair

Montgomery Plat Signatory  
for Servolano - Treasurer

Recorded  
Plat No.

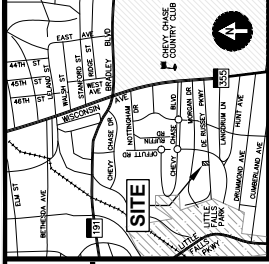
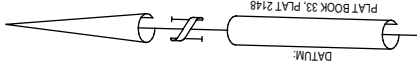
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**SUBDIVISION RECORD PLAT**  
**LOT 38, BLOCK D**  
**WEST CHEVY CAHSEE**

Date \_\_\_\_\_  
Jeffrey Allen Hammond  
Professional Land Surveyor  
MD Reg. No. 21515  
Expiration Date: 07/13/2025

I hereby certify that the plat shown herein is correct to the best of my knowledge and belief that it is a subdivision of all of the lands conveyed by Roger H. Weisman unto Douglas Construction Group, L.L.C., by a deed dated January 28, 2025, and recorded February 4, 2025 in Book 68849 at Page 425; also being a subdivision of Lots 19 and 20, Block D, West Chevy Chase, as recorded in Plat Book 33, Page 2148, among the Land Records of Montgomery County, Maryland, and that the area involved in this plat is 7050.4 square feet, none of which is dedicated to public use and that all property corners marked thus  are in place as shown herein in accordance with Section 50.4.3 of the Subdivision Regulations of Montgomery County, Maryland.



**VICINITY MAP**  
SCALE: 1" = 200'

