

**Plat Name:** Section No. 2, Chevy Chase

**Plat #:** 220250520

**Location:** Located in the northwest quadrant of the intersection of Brookville Road (MD 186) and East Kirke Street

**Master Plan:** Bethesda - Chevy Chase Master Plan

**Plat Details:** R-60 zone; 1 lot

**Owner:** Chris and Kathleen Matthews

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 two existing lots 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.1. 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.

## NOTES

- This property is served by public water and sewer services only.
- The property that is the subject of this record plat is in the R-40 zone as of the date of plat recordation.
- OIPCS = Open Iron Pipe with Cap Set  
OIPF = Open Iron Pipe Found  
RCF = Rebar and Cap Found
- The property shown hereon is located on Tax Map HN341.
- The property shown hereon is located on W.S.S.C. 200-foot sheet 208NW04.
- This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number 2403C0455D, flood zone "X".
- This property is subject to a Forest Conservation Exemption Plan No. 42025129E.
- All terms, conditions, agreements, limitations, and requirements associated with any easements, covenants, conditions, and restrictions affecting this property are hereby acknowledged and approved by the Montgomery County Planning Board as intended to survive unless modified by further action by the board. The official public files for any such plan are maintained by 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 50.7.1.C.1 of the Montgomery County Code. This plat involves the consolidation of two or more lots or parts of a lot into a lot, as provided for in Section 50.7.1.C.1.
- 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.

## OWNERS' CERTIFICATE - LOT 6 & PART OF LOT 5

We, Christopher Matthews and Kathleen Matthews, owners of the property shown and described hereon, 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 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 hereon, except as indicated below.

7-1-25 *Christopher Matthews* Witness  
Date Christopher Matthews  
7-1-25 *Kathleen Matthews* Witness  
Date Kathleen Matthews

## OWNERS' CERTIFICATE - PART OF LOT 5

We, Christopher J. Matthews and Kathleen C. Matthews, owners of the property shown and described hereon, 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 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 hereon, except as indicated below.

7-1-25 *Christopher J. Matthews* Witness  
Date Christopher J. Matthews  
7-1-25 *Kathleen C. Matthews* Witness  
Date Kathleen C. Matthews

## Department of Permitting Services

Montgomery County, Maryland

Date: \_\_\_\_\_  
Approved: \_\_\_\_\_ Director

## The Maryland National Capital Park and Planning Commission

Montgomery County Planning Board

Approved: \_\_\_\_\_ Chair  
Montgomery Planning Secretary  
for Secretary - Treasurer

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

## PLAT TABULATION

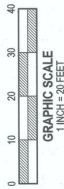
Number of Lots: 1  
Number of Parcels: 0  
Area of Lots: 15,000 sq. ft.  
Area of Parcels: 0 sq. ft.  
Area of Street Dedication: 0 sq. ft.  
Total Area: 15,000 sq. ft.  
(0.34 Acres)

Recorded

Plat No.



10 South Bentz Street  
Frederick, Maryland 21701  
301-807-8031 office  
www.casengineering.com  
info@casengineering.com



## SUBDIVISION RECORD PLAT

LOT 19, BLOCK 36

## SECTION NO. 2, CHEVY CHASE

A RESUBDIVISION OF LOTS 5 AND 6, BLOCK 36

BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' MAY, 2025

## 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 William R. Schinnerer and Marguerite R. Schinnerer unto Christopher Matthews and Kathleen Matthews, by a deed dated June 10, 1993, and recorded June 14, 1993 in Liber 11462 at Folio 161; Christopher J. Matthews and Kathleen C. Matthews, by a deed dated October 2, 2017, and recorded October 31, 2017 in Book 55163 at Page 26; also being a resubdivision of Lots 5 and 6, Block 36, Section No. 2, Chevy Chase, as recorded in Plat Book 2, Plat 108, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 15,000 square feet, none of which is shown hereon in accordance with Section 50.4.3.g of the Subdivision Regulations of Montgomery County, Maryland.

7/1/2025 *Jeffrey Matthews*  
Date Jeffrey Matthews  
Professional Land Surveyor  
MD Reg. No. 21515  
Expiration Date: 07/13/2027

PLAT No.



## VICINITY MAP

SCALE 1" = 2000'

