

Plat Name: West Chevy Chase Heights

Plat #: 220260030

Location: Located on the north side of West Virginia Avenue, 160 feet west of Maryland Avenue

Master Plan Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Michael A. Pavio and Kathleen Krivda

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 on record 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

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. IFP = IRON PIPE FOUND. / RBWC = REBAR WITH CAP.
3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
4. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.7.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO LOTS AS PROVIDED FOR IN SECTION 50.7.1.C.1.
5. 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. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031C0455D DATED SEPTEMBER 29TH, 2006.

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 RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY MARY KATHLEEN KRIVDA, SUCCESSOR TRUSTEE OF THE MARTHA A. RELLY TRUST UNTO MICHAEL A. PAVIO AND KATHLEEN KRIVDA RECORDED IN BOOK 69253 AT PAGE 125 DATED JUNE 3RD, 2025 AND BEING ALL OF LOTS 35 AND 36, BLOCK 6 AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS WEST CHEVY CHASE HEIGHTS AS RECORDED ON PLAT 186 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THIS  ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. TOTAL AREA INCLUDED ON THIS PLAT IS 6,000 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DAVID P. MOWATT
MD. PROFESSIONAL
LAND SURVEYOR #21136
EXPIRATION/RENEWAL DATE 06-20-26

OWNER'S CERTIFICATE

WE, MICHAEL A. PAVIO AND KATHLEEN KRIVDA, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT THIS SUBDIVISION RECORD PLAT AND ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES PER THE MONTGOMERY COUNTY ZONING ORDINANCE.

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, MORTGAGE, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THE DEED OF TRUST RECORDED IN BOOK 69614 PAGE 361 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY SIGNING BELOW.

MICHAEL A. PAVIO _____ WITNESS _____ DATE _____

KATHLEEN KRIVDA _____ WITNESS _____ DATE _____

CHARLES RUCH
EXECUTIVE VICE PRESIDENT, CHIEF CREDIT OFFICER
(SIGNING ON BEHALF OF SHORE UNITED BANK) _____ WITNESS _____ DATE _____

Approved: _____ Date _____ Director
Department of Permitting Services
Montgomery County, Maryland

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Date _____ Chair _____ Montgomery Plat Signatory
for Secretary - Treasurer

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

Recorded _____
Plat No. _____

PLAT No.

LOTS 13 AND 14,
WEST CHEVY
CHASE HEIGHTS
PLAT No. 186

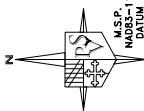
LOTS 17 AND 18, BLOCK 6
WEST CHEVY CHASE
HEIGHTS
PLAT No. 186

10' WIDE PUBLIC ALLEY
PLAT No. 186

N 87°22'21" E 60.00'

REBAR
W/CAP
SET

N:482,317.4551
E:1,286,068.4872



LOT 45
6,000 Sq. Ft.

2

02°37'39" W 100.00'

FORMERLY LOT 36
FORMERLY LOT 35

LOTS 34 AND 34,
BLOCK 6
WEST CHEVY
CHASE HEIGHTS
PLAT No. 186

S 02°37'39" E 100.00'

10.0' P.U.E.

N:482,217.5602
E:1,286,073.0814

REBAR
W/CAP
SET

N 87°22'21" E 60.00'

REBAR
W/CAP
SET

N:482,220.3107
E:1,286,135.0183

0 10' 20' 30'

SCALE: 1"=10'

WEST VIRGINIA AVENUE
(40' WIDE R.O.W.)
PLAT 186

SUBDIVISION RECORD PLAT

WEST CHEVY CHASE HEIGHTS
LOT 45, BLOCK 6
A RESUBDIVISION OF
LOTS 35 AND 36, BLOCK 6
PLAT No. 186

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=10' OCTOBER, 2025
MNCPPC FILE NO: 220260030

