

Plat Name: Section 3, Chevy Chase

Plat #: 220260330

Location: Located on the west side of Georgia Street, 300 feet north of Bradley Lane

Master Plan Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Kehoe Group 6714 Georgia St, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2.** 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 a part of lot containing an existing house with another part of 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.

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-60 zone as of the date of plat recordation.
- OIPCS = Iron Pipe with Cap Set
MON = Disc Monument Found
OIPF = Open Iron Pipe Found
RCF = Rebar and Cap Found
- This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number 2005-0004C, Flood Zone X-1.
- All lot conditions, easements, limitations, and encumbrances associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are 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.
- This plat conforms to the requirements for minor subdivision approvals contained in Section 50.7 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of a part of a lot containing an existing house and another part of a lot as provided for in Section 50.7.1.C.2.
- 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.

INFORMATION CHART

TAX MAP	HN341 & HN361
WSSC GRID #	228N404
ZONE	R-60
FCE FILE No.	4024C095E

OWNERS' CERTIFICATE

We, Kehoe Group 6714 Georgia St, LLC, owners of the property shown and described herein, hereby certify that this plat of subdivision and establish the 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 "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.

Date _____ Kevin Kehoe
Managing Member

Date _____ Witness

We, Old Dominion National Bank, owners of a deed of trust dated August 8, 2025 and recorded August 12, 2025 in Book 68479 at Page 384 hereby consent to the plat of subdivision.

Date _____ Witness

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 Plat Signatory
for Secretary - Treasurer

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

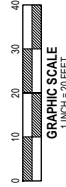
PLAT TABULATION

Number of Lots 1
Number of Parcels 1
Area of Parcel(s) 7,302 sq. ft.
Area of Street Dedication 0 sq. ft.
Total Area 7,302 sq. ft.
(0.168 Acres)



10 South Bentz Street
Frederick, Maryland 21701
301-607-8031 office
www.casengineering.com
info@casengineering.com

Recorded _____
Plat No. _____

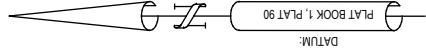


SUBDIVISION RECORD PLAT
LOT 34, BLOCK 2
SECTION 3, CHEVY CHASE
A RESUBDIVISION OF PART OF LOTS 26 AND 27, BLOCK 2

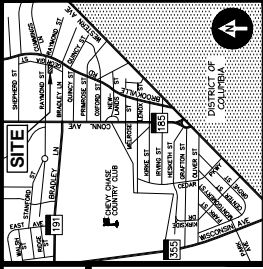
Date _____
Jeffrey Allen Hammond
Professional Surveyor
MD Reg. No. 21515
Expiration Date: 07/13/2027

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 David Kombuth and Soching Tsai Kombuth unto Kehoe Group 6714 Georgia St, LLC, by a deed dated August 8, 2025 and recorded August 12, 2025 in Book 68479 at Page 388; also being a resubdivision of Part of Lots 26 and 27, Block 2, Section 3, Chevy Chase, as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland; and that the total area involved in this plat is 7,302 square feet, none of which is dedicated to public use, and that all property corners marked thus $\bullet$ are in place as shown hereon in accordance with Section 50.4.3.g of the Subdivision Regulations of Montgomery County, Maryland.



VICINITY MAP
SCALE: 1" = 200'



PLAT No. _____

