

**Plat Name:**     **Strathmore View**

**Plat #:**        **220260450**

Location:        Located in the southeast corner of the intersection of Stillwater Avenue and Dulcet Drive West

Master Plan      North Bethesda - Garrett Park Master Plan

Plat Details:     CRNF zone; 3 lots & 1 parcel

Owner:           SAH Homes Associates, LLC

Staff recommends approval of this minor subdivision plat pursuant to **Section 50.7.1.A.** of the Subdivision Regulations, which states:

- A.     *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1.     the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
  2.     additional lots are not created;
  3.     the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
  4.     the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
    - a.     proposed lot line adjustment as a dashed line;
    - b.     any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
    - c.     any minimum building setback that would be altered by the minor lot line adjustment; and
    - d.     the amount of lot area affected by the minor lot line adjustment;
  5.     The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

This minor subdivision application proposes to adjust the lot lines amongst three previously recorded townhouse lots and a HOA parcel. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.A. 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.

