Plat Name: **Section 1-A Chevy Chase**
Plat #: **220260880**

Location: Located in the northwest quadrant of the intersection of Western Avenue and Kirkside Drive
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Church of the Latter-Day Saints

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 six existing lots into a recorded lot in order to facilitate the issuance of a building permit for reconstruction of an existing church upon the property. 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:

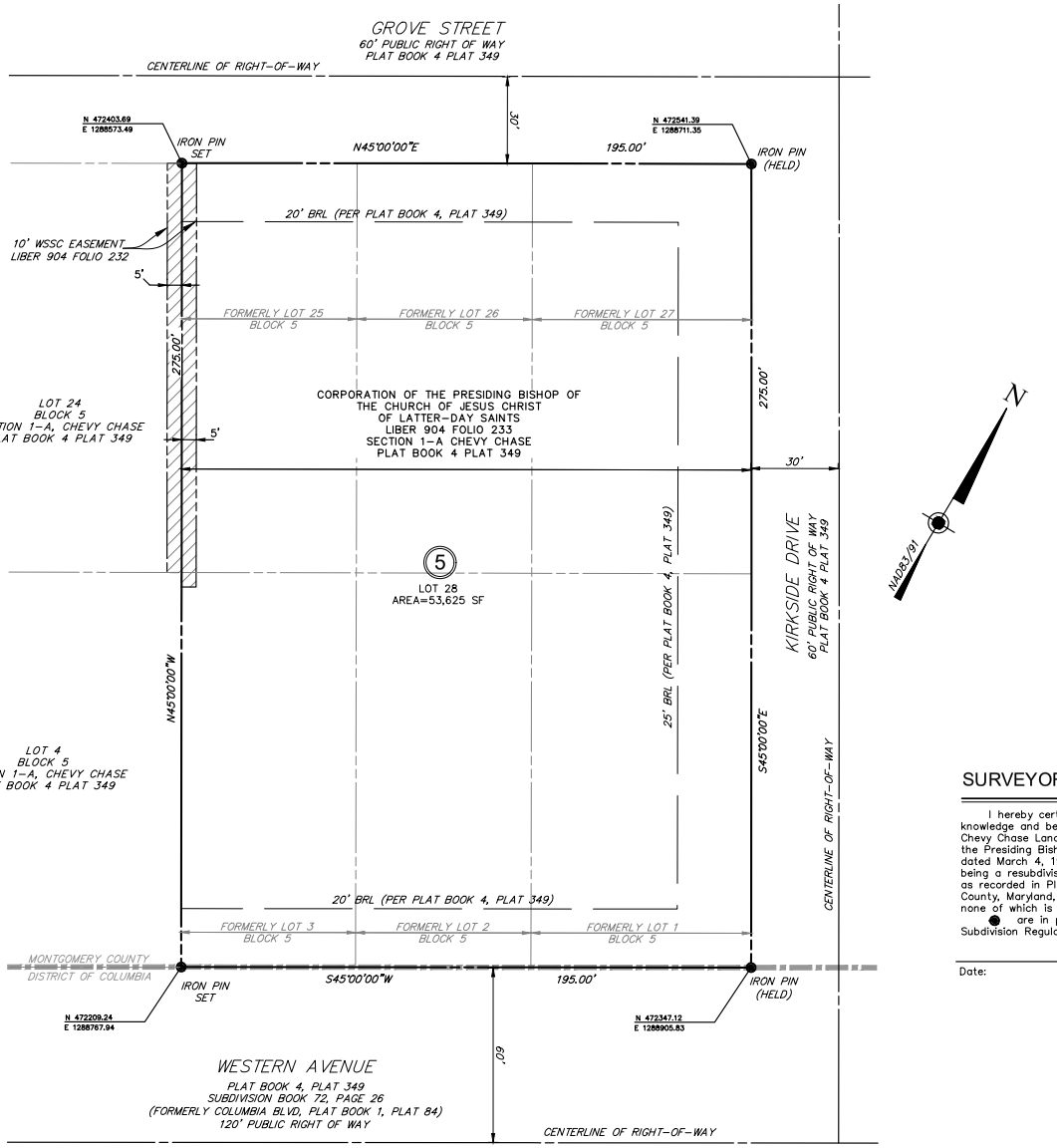
Applicant to submit plat mylar containing all necessary signatures.

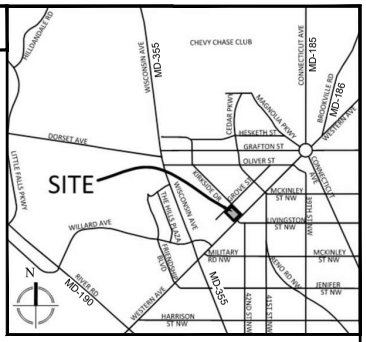
Following completion of the above item staff will forward the plat to the Chair for signature.

PLAT No.

NOTES:

1. This property is served by public water and sewer services only.
2. The property that is the subject of the record plat is in the R-60 zone as of the date of plat recordation
3. The property shown hereon is located on Tax Map HM343.
4. The property shown hereon is located on WSSC 200-foot sheet 207NW04.
5. This property is located on the FEMA Flood Insurance Map Community-Panel Number, 24031C0455D, Effective Date: 9/29/2006,flood zone "X" (outside of the 100-year floodplain).
6. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or another 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 during normal business hours.
7. 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 six (6) lots into a single lot, as provided for in Section 50.7.C.1.
8. 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.
9. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
10. BM#1 TRAVERSE F3 N: 472,546.1720 E: 1,288,769.6751 ELEV: 337.00
    BM#2 TRAVERSE F104 N: 472,489.3643 E: 1,288,602.6104 ELEV: 338.97
11. This property is subject to a Forest Conservation Exemption Plan No. 42027026E, approved on October 12, 2026.





VICINITY MAP

Scale: 1"=2000'

OWNER'S CERTIFICATE

We, The Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines. There are no suits, actions at law, leases, liens, mortgages or trusts affecting the property.

Date: Name Title Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief, that is is a resubdivision of all of the lands conveyed by The Chevy Chase Land Company of Montgomery County, Maryland, unto the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, by a deed dated March 4, 1943, and recorded March 12, 1943 in Liber 904, Folio 233; also being a resubdivision of Lots 1,2,3,25,26 and 27, Block 5, Section 1-A Chevy Chase, as recorded in Plat Book 4, Plat 349, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 53,625 square feet, none of which is dedicated to public use, and that all property corners marked thus ● are in place as shown hereon in accordance with Section 50.4.3.g of the Subdivision Regulations of Montgomery County, Maryland.

Date:

John Joseph Luciani
Professional Land Surveyor
MD Reg. No. 21664
Expiration Date: 5/21/2028

PLAT TABULATION

Number of Lots.....1
Number of Parcels.....1
Area of Lot(s).....53,625 SF
Area of Parcel(s).....1.23 ac.
Area of Street Dedication.....0 SF

Total Area:.....53,625 SF

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.:

Recorded: _____

PLAT No. _____

GRAPHIC SCALE
30' 15' 0' 30'
SCALE: 1"= 30'

FIRST CAPITAL ENGINEERING
CIVIL ENGINEERS ● MUNICIPAL ENGINEERS ● ENVIRONMENTAL SCIENTISTS
LANDSCAPE ARCHITECTS ● PLANNERS ● SURVEYORS
48 South Richland Avenue
York, PA 17404
Phone (717) 845-FCAP
FAX (717) 852-7891

SUBDIVISION RECORD PLAT
LOT 28, BLOCK 5

SECTION 1-A CHEVY CHASE

A RESUBDIVISION OF LOTS, 1, 2, 3, 25, 26, 27, BLOCK 5

BETHESDA (7th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' OCTOBER 2026

PLAT NO. 220260880

2026 PROPERTY OF FIRST CAPITAL ENGINEERING INC. DUPLICATION & STORAGE PROHIBITED UNLESS WRITTEN PERMISSION IS PROVIDED BY FIRST CAPITAL ENGINEERING INC.
Plotted By: robertk, on Thu Oct 15, 2026 at 11:53am