

Plat Name: Whitehall Manor
Plat #: 220130190

Location: Located on the east side of Honeywell Lane, 150 feet south of Durbin Road.
Master Plan: Bethesda-Chevy Chase
Plat Details: R-90 zone; 1 lot
Community Water, Community Sewer
Applicant: Sandy Spring Builders

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(10)** of the Subdivision Regulations, which states:

Combining a lot and adjoining property. Except in agricultural zones, the Planning Board may approve plats under the minor subdivision process to consolidate an existing platted lot and a partition of land created as a result of a deed, provided:

- (A) in a one-family residential zone, the partition 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 full force and effect on the new lot;
- (C) any required street dedication is provided; and
- (D) the subject lot was not identified as an outlot on a plat.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(10) and supports this minor subdivision record plat.

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Whitehall Manor Plat Number: 220130190
 Plat Submission Date: 8-14-2012
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard
 BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map ok
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	8-16-12	8-31-12	8/24/12	NO REVISIONS OK
Research	Bobby Fleury			8/21/12	
SHA	Corren Giles	↓	↓		PVE OK
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark	↓	↓		

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SJS</u>	<u>11/2/12</u>
Final Mylar & DXF/DWG Received:	<u>SJS</u>	<u>11/27/12</u>
Final Mylar Review Complete:	<u>SJS</u>	<u>12/5/12</u>

Board Approval of Plat:

Plat Agenda: SJS 12/13/12

Planning Board Approval: _____

Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature: _____

Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____

File Card Update: _____

Final Zoning Book Check: _____

Update Address Books with Plat #: _____

Update Green Books for Resubdivision: _____

Complete Reproduction: _____

Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered into Hansen _____

No. _____

(8) *Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

- a) Number of Lots: _____
- b) Written MCDPS approval of proposed septic area: _____
- c) Required street dedication: _____
- d) Easement for balance of property noting density and TDRS: _____
- e) Average lot size of 5 acres: _____
- f) Forest Conservation requirements met: _____

(9) *Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance*

- a) Any required street dedication: _____
- b) Adequate sewerage/water service to the property: _____

(10) *Combining an existing lot with adjoining property created by deed*

- a) Property is not located in an Agricultural Zone _____
- b) Partition of land is unable to be platted on its own _____
- c) Applicable conditions for existing lot remain in effect _____
- d) Required street dedication _____

ok
ok
ok
N/A

(11) *Creation of Lot from part of a lot*

- a) Property contains legal one-family dwelling _____
- b) Subject property located in a one-family residential zone _____
- c) Conditions creating the original recorded lot remain _____