

**Plat Name:** West Chevy Chase Heights  
**Plat #:** 220111210

**Location:** Located on the north side of Chase Avenue, 350 feet east of Tilbury Street  
**Master Plan:** Bethesda-Chevy Chase  
**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** Matthew Holahan

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

**Consolidation of Two or More Lots or a Part of a lot into One Lot.** Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for the lot included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

**PLAT NO.**

**OWNER'S CERTIFICATE:**

MATTHEW HOLAHAN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3934 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

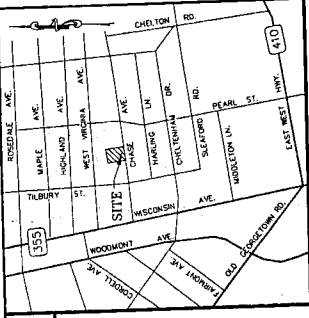
THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST HELD BY CAPITAL BANK, N. A., AND THE PARTIES OF INTEREST THERETO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

DATE: 12-1-11  
 WITNESS: *[Signature]*

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

DATE: 10-5-11  
 WITNESS: *[Signature]*  
 DATE: 10/5/11  
 WITNESS: *[Signature]*

**VICINITY MAP**  
 ADC MAP 37 TH EDITION  
 ADC MAP PAGE 36, GRID A-10  
 SCALE: 1" = 1000'



**GENERAL 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, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL COUNTY PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(g)(3).
3. 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 THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS CURRENTLY ZONED R-60.
6. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE.
7. THE LOT SHOWN HEREON APPEARS ON MONTGOMERY COUNTY TAX MAP GRID HN-33 AND W.S.S.C. SHEET# 210 NM 04.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED TO MATTHEW HOLAHAN BY THE ESTATE OF PAUL ZALESKI, BY DEED DATED JUNE 24, 2010 AND RECORDED IN LIBER 42197, FOLIO 445; AND ALSO BEING KNOWN AS LOTS 29 & 30, IN BLOCK 10, IN THE SUBDIVISION KNOWN AS "WEST CHEVY CHASE HEIGHTS" AS RECORDED IN PLAT BOOK 2, PLAT 84, ALL BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT PROPERTY CORNERS MARKED THIS ARE IN PLACE. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 7,840.5 SQUARE FEET, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

9/23/2011  
 DATE

*[Signature]*  
 JOSEPH E. SNIDER  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. #21224

M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	DRAFTED: C.W.I.
DIRECTOR: _____	CHECKED: J.E.S.
DATE: _____	JOB NO.: 11-25028RP
PLAT NO. _____	
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	
APPROVED: _____	ASSIST. SECRETARY - REGISTRAR

**GRAPHIC SCALE**



AREA TABULATION  
 LOT 45 = 7,840.5 S.F. OR 0.1800 ACRES  
 DEDICATION AREA = N/A  
 TOTAL AREA = 7,840.5 S.F. OR 0.1800 ACRES

SUBDIVISION RECORD PLAT  
**LOT 45, BLOCK 10**  
 A RESUBDIVISION OF  
 LOTS 29 AND 30 BLOCK 10  
**WEST CHEVY CHASE  
 HEIGHTS**

BETHESDA (7th) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20' APRIL 2011

PREPARED BY  
**SNIDER & ASSOCIATES**  
**LAND SURVEYORS**



20270 GOLDENROD LANE, SUITE 110  
 GERMANTOWN, MARYLAND 20876  
 301/948-5100 Fax 301/948-1286

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: WEST CHEVY CHASE HEIGHTS Plat Number: 220111210  
 Plat Submission Date: 4-21-2011  
 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 ok  
 Plan # N/A Road/Alley Widths  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   
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	4/21/11	5/6/11	5-16-11	NO REVISIONS
Research	Bobby Fleury			4-25-11	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey			4-29-11	NO COMMENTS
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):  
 Final Mylar & DXF/DWG Received:  
 Final Mylar Review Complete:

Initial  
SS  
SS  
SS

Date  
6/13/2011  
12-6-11  
12/19/11

## Board Approval of Plat:

Plat Agenda:  
 Planning Board Approval:  
 Chairman's Signature:

SS  
 \_\_\_\_\_  
 \_\_\_\_\_

1-12-12  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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

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No. \_\_\_\_\_

**MINOR SUBDIVISION SECTION 50-35A**

Select which Category of Minor Subdivision and fill information as required

**Requirements under Sec 50-35A (A)**

**(1) Minor Lot Adjustment**

- a) Total area does not exceed 5% of combined area affected: \_\_\_\_\_
- b) No additional lots created: \_\_\_\_\_
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: \_\_\_\_\_
- d) Date sketch plan submitted: \_\_\_\_\_
- e) Sketch plan revised or denied within 10 business days: \_\_\_\_\_
- f) Final record plat submitted within ninety days: \_\_\_\_\_
- g) Sketch shows following information:
  - i. proposed lot adjustment: \_\_\_\_\_
  - ii. physical improvements within 15 feet of adjusted line: \_\_\_\_\_
  - iii. alteration to building setback: \_\_\_\_\_
  - iv. amount of lot area affected: \_\_\_\_\_

**(2) Conversion of Outlot into a Lot**

- a) Outlot not required for open space or otherwise constrained: \_\_\_\_\_
- b) Adequate sewerage and water service/public or private: \_\_\_\_\_
- c) Adequate public facilities and AGP satisfied: \_\_\_\_\_
- d) Any conditions/agreements of original subdivision: \_\_\_\_\_
- e) Special Protection Area, Water Quality Plan required: \_\_\_\_\_

**(3) Consolidation Of Two of More Lots**

- a) Any prior subdivision conditions: \_\_\_\_\_
- b) Part of lot created by deed prior to June 1 1958: OK  
N/A

**(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot**  
Any subdivision/conditions; APF agreement satisfied: \_\_\_\_\_

**(5) Plat of Correction**

- a) All owners and trustees signed: \_\_\_\_\_
- b) Original Plat identified: \_\_\_\_\_

**(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958**

- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

**(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels**

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_
- g) Approved Special Exception: \_\_\_\_\_