

**Plat Name:** Chevy Chase View  
**Plat #:** 220121990

**Location:** Located on the north side of Dresden Street, 375 feet west of Connecticut Avenue (MD185).  
**Master Plan:** Kensington Wheaton  
**Plat Details:** R-90 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** Marc J. Vecchio

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A (a)(3)** and **Section 50-35A (a) (10)** of the Subdivision Regulations, which respectively state:

**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

**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)(3) and Section 50-35A(a)(10) and supports this minor subdivision record plat.

**Owner's Certificate**

I, further certify that a Maryland Registered Land Surveyor will be engaged to set all property corners markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, leases, liens or trusts on the property included in this subdivision record plat.

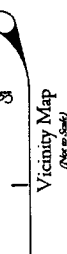
Date: 8/11/12  
 Witness: *[Signature]*  
 Marc J. Vecchio, Owner

**Surveyor's Certification**

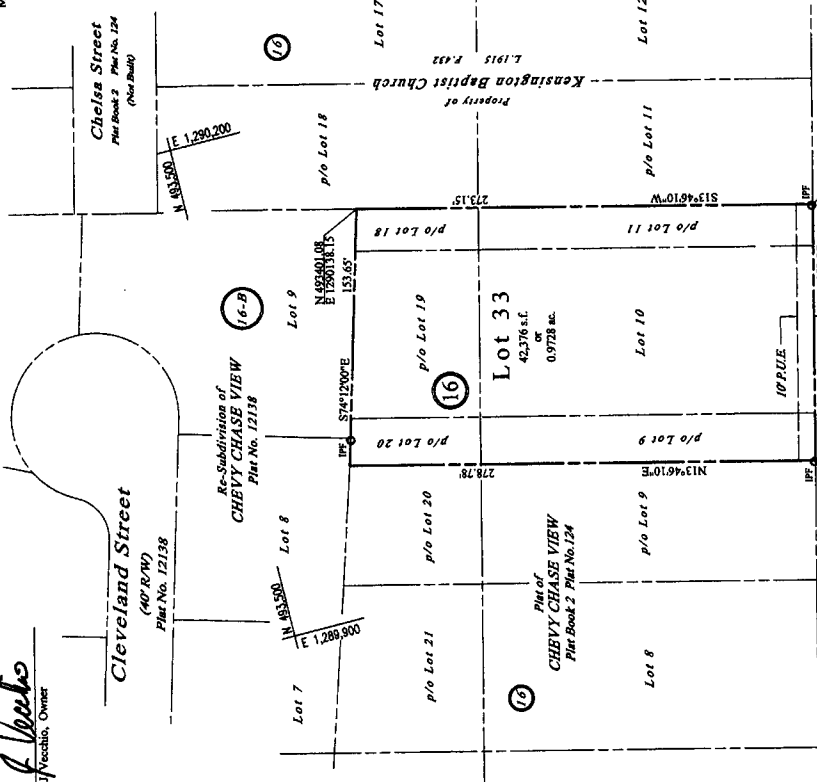
I hereby certify that the information shown hereon is correct; that it is a subdivision of all of the property acquired by Marc J. Vecchio from Lily M. Conner by deed dated September 30, 2011 and recorded among the Land Records of Montgomery County, Maryland in Liber 42347 Folio 23. That it is also all of Lot 10 and parts of Lots 9, 11, 18, 19 & 20, Block 16 as shown on a subdivision record plat entitled "Plat of Chevy Chase View" and recorded among the aforesaid Land Records in Plat Book 2 as Plat Number 124; I further certify that all property corner markers have been located under my supervision in accordance with Section 50-24(e) of the Subdivision Regulations of Montgomery County, Maryland.

That the total area included in this Subdivision Record Plat is 42,376 square feet or 0.9728 of an acre of land, there is no dedication to public use by this plat.

Date: 8/8/12  
*[Signature]*  
 Daniel F. DeBoit  
 Property Land Surveyor  
 Maryland License No. 256  
 Exp. 2/1/13



SCALE: 1"=50'  
 MARYLAND STATE PLANE DATUM (NAD 83/91)



**Chevy Chase View**

Subdivision Record Plat  
 Lot 33, Block 16  
 a Resubdivision of  
 Lot 10 and Parts of Lots 9, 11, 18,  
 19 & 20, Block 16



Bethesda (7th) District  
 Montgomery County, Maryland  
 August, 2012  
 Scale: 1"=50'

**CPJ** Charles P. Johnson & Associates, Inc.  
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
 1757 E. Main St., Suite 300 • Silver Spring, MD 20908 • 301.455.2800 • Fax: 301.455.0886  
 www.cpj.com • Silver Spring, MD • Consulting, Inc. • Frederick, MD • Potomac, VA  
 22-292-13.01A

PLAT NO.: \_\_\_\_\_

**Notes:**

- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat is subject to the approval of the Planning Board and the Board of Public Works. This Plat also involves the consolidation of the resultant lot with parts of Lots 18, 19 and 20 as provided for in Section 50-35A(a)(10).
- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan or other plan allowing development of this property, approved by the Montgomery County Planning Board and intended to survive and not be extinguished by the record of this plat, unless expressly stated otherwise, shall remain in full force and effect. All files and plans are maintained by the Planning Board and are available for public review during normal business hours.
- This property is served by public water and sewer systems only.
- WSSC 200 Sheet 212 NW 04
- Water/Sewer Categories: W1/S1
- This property is zoned R-90
- This property is shown on Tax Map HP242
- p/o = part of
- IPF = Iron Pipe Found

1 Lot  
 Tax Map: HP342  
 220121990

|  |            |  |                 |
|--|------------|--|-----------------|
| The Maryland-National Capital Park and Planning Commission<br>Montgomery County Planning Board |            | Department of Permitting, Inspections & Enforcement<br>Montgomery County |                 |
| Approved: _____<br>Chairman  | Date _____ | Approved: _____<br>Date _____  | Recorder: _____ |
| Approved: _____<br>Asst. Secretary/Treasurer   | Date _____ | Date _____   | Plat No.: _____ |
| M/NC/MP/C Record File No.:   |            |  |                 |

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Cherry Chase View Plat Number: 220121940

Plat Submission Date: 6/5/2012

DRD Plat Reviewer: W. Meyer

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  Easements  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 | 6/8/12    | 6/22/12  | 6/20/12    | OK       |
| Research             | Bobby Fleury  |           |          | 6/13/12    | OK       |
| SHA                  | Corren Giles  |           |          |            |          |
| PEPCO                | Bobbie Dickey |           |          |            |          |
| Parks                | Doug Powell   |           |          |            |          |
| DRD                  | Keiona Clark  |           |          |            |          |

## Final DRD Review:

|                                      | Initial   | Date           |
|--------------------------------------|-----------|----------------|
| Consultant Notified (Final Mark-up): | <u>WM</u> | <u>8/3/12</u>  |
| Final Mylar & DXF/DWG Received:      | <u>WM</u> | <u>8/9/12</u>  |
| Final Mylar Review Complete:         | <u>WM</u> | <u>8/23/12</u> |

## Board Approval of Plat:

|                          |           |                |
|--------------------------|-----------|----------------|
| Plat Agenda:             | <u>WM</u> | <u>9/13/12</u> |
| Planning Board Approval: | <u>WM</u> | <u>9/13/12</u> |
| 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. \_\_\_\_\_

**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: OK
- b) Part of lot created by deed prior to June 1 1958: OK

*(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: \_\_\_\_\_

(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 \_\_\_\_\_ OK
- 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 \_\_\_\_\_ Not Required

(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 \_\_\_\_\_