

Plat Name: Edgemoor
Plat #: 220150500

Location: Located on the west side of Fairfax Road, 200 feet south of Hampden Lane.

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-90 zone; 1 lot

Owner: Andrew Denis Montemarano

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(11)** of the Subdivision Regulations, which states:

Creation of a Lot from Part of a Lot. A part of a previous recorded lot that created as a result of a deed transfer of land from the lot, and which contains a legally constructed one-family dwelling, may be converted into a lot under the minor subdivision procedures if:

- a. the part of lot is located in a one family residential zone; and
- b. all applicable conditions or agreements applicable to the subdivision approval creating the original lot will also apply to the new. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

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)(11) and supports this minor subdivision record plat.

