Plat Name: SS Carroll's addition to Takoma Park, Section 1
Plat #: 220160780
Location: Located in the southern quadrant of the intersection of Hancock Avenue and Grant Avenue.
Master Plan: Takoma Park Master Plan
Plat Details: R-60 zone, 2 lots
Applicant: Dwight and Mary Daniels

Staff recommends approval of this minor subdivision plat pursuant to Sections 50-35A(a)(6) and 50-35A(a)(10) of the Subdivision Regulations, which respectively state:

**50-35A(a)(6) Plats for Certain Residentially Zoned Parcels Created by Deed prior to June 1 1958.** While recognizing the single residential parcel exemption of Sec. 50-9(e), an owner may voluntarily submit a plat to record such a parcel under the minor subdivision procedure provided that the parcel is developable for only one single-family, detached dwelling unit.

**50-35A(a)(10) 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 respective requirements of Section 50-35A(a)(6) and Section 50-35A(a)(10) and supports this minor subdivision record plat.