

**Plat Name:** Westgate  
**Plat #:** 220121070

**Location:** Located on the east side of Rodman Road, approximately 100 feet south of Keokuk Street  
**Master Plan:** Bethesda-Chevy Chase  
**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** Vivek Kaul

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 an 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 by 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 requirements 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 lot 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: WESTGATE Plat Number: 220121070  
 Plat Submission Date: 1-26-2012  
 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 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 notes 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	1/26/12	2-10-12	1-31-12	NO REVISIONS OK
Research	Bobby Fleury			1-30-12	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): Initial WM Date 4/3/12  
 Final Mylar & DXF/DWG Received: Initial WM Date 4/26/12  
 Final Mylar Review Complete: Initial WM Date 4/30/12

## Board Approval of Plat:

Plat Agenda: SOS 5/10/12  
 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. \_\_\_\_\_

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

*(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 \_\_\_\_\_ *OK*
- c) Applicable conditions for existing lot remain in effect \_\_\_\_\_ *OK*
- d) Required street dedication \_\_\_\_\_ *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 \_\_\_\_\_