Plat Name: Chevy Chase, Section 4  
Plat #: 220170230  

Location: Located on the west side of Ridgewood Avenue, 250 feet south of Thornapple Street.  
Master Plan: Bethesda-Chevy Chase Master Plan  
Plat Details: R-60 zone; 1 lot  
Applicant: 7108 Ridgewood Avenue, LLC  

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

50-35A(a)(3) 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 property 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.
LOT 33
9,600 S.F.

LOT 16, BLOCK 14
CHEVY CHASE, SECTION 4

LOT 17 & PART OF LOT 18 & 19, BLOCK 14
CHEVY CHASE, SECTION 4

RIDGEMORE AVENUE
80' RIGHT-OF-WAY
(PER PLAT BOOK 2, PLAT No. 104 & 109)

EX CENTERLINE OF WAY

SUBDIVISION RECORD PLAT
LOT 33, BLOCK 14
CHEVY CHASE,
SECTION 4

A RESUBDIVISION OF PART OF LOT 18
& PART OF LOT 19, BLOCK 14

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20'  AUGUST, 2016

PLAT TABULATION

<table>
<thead>
<tr>
<th>Number of Lots</th>
<th>Description</th>
<th>Area in Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>9.600</td>
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</tbody>
</table>

10 South Bertrum Street
Frederick, Maryland 21701
301-676-0031 office
301-676-0042 fax
www.casengineering.com
info@casengineering.com

Recorded
Plat No.