

**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.

