Plat Name: Chevy Chase, Section 3
Plat #: 220161150

Location: Located on the west side of the northern terminus of Fulton Street.
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone, 1 lot
Applicant: Glenbrook Partners, LLC

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

Section 50-35A(a)(11) Creation of a Lot from Part of a Lot. A part of a previous recorded lot that was 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.