

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT AND RECOMMENDATION**

February 23, 2007

FINAL RECORD PLAT: Lot 23, Block A, Rockville Estates
(being a resubdivision of Part of Lot 23, Block A-R,
Woodley Gardens and all of Lot 22, Block A,
Rockville Estates.)

APPLICATION NUMBER: PLT2007-00473

APPLICANT: Anne Hawley
Macris, Hendricks and Glasscock
9220 Wightman Road
Suite 120
Montgomery Village, Maryland 20886

DATE FILED: January 16, 2007

DESCRIPTION OF PROPERTY:

Size: 13,827 square feet or 0.31742 acres
Location: 901 Nelson Street
Zone: R-75, One-Family Detached Residential
Present Use: Residential

PREVIOUS RELATED ACTION: None

STAFF COMMENTS: The plat will record as a single record lot two pieces of land whose common ownership may go back as far as 1971. It consists of a record lot and a portion of the adjacent townhouse condominium lot. The current owner purchased them together in 1996 and the owner before that took ownership of both in 1988. The Condominium Plat that created the condominium lots for the adjacent townhouses did not include the wedge-shaped portion of Lot 23 in 1971. The combination of these two properties allows for setbacks from the actual property line rather than the lot line dividing the two pieces of land.

STAFF RECOMMENDATION: Approval, subject to the conditions noted below:

1. That the plat be revised to make modifications/additions as identified on Planning Commission Exhibit "A" (in the Planning Division file); and
2. That the final corrected Plat be submitted in an appropriate electronic format as specified in Section 25-782(c), (d) and (e) of the Rockville Zoning Ordinance.

ATTACHMENTS

1. Plat, as submitted.