



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #
10/04/07

MEMORANDUM

DATE: September 20, 2007

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor *CC*
Development Review Division
(301) 495-4542

FROM: Stephen Smith *SS*
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for October 4, 2007

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220080050 West Chevy Chase Heights
220080090 West Chevy Chase Heights

PLAT NO. 220080050

West Chevy Chase Heights

Located on the south side of West Virginia Avenue, approximately 125 feet east of Maryland Avenue

R-60 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Georgetown Development Corp., Applicant

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

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 this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: West Chevy Chase Heights Plat Number: 220080050
 Plat Submission Date: 7-12-07
 DRD Plat Reviewer: S Smith
 DRD Prelim Plan Reviewer: N/A
 *For category of minor 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 N/A
 Plan # N/A Road/Alley Widths OK Easements OK Open Space N/A Non-standard
 BRLs N/A Adjoining Land OK Vicinity Map ☒ Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ☒ Owner Cert ☒ Tax Map OK
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Lindsay</u>	<u>7-26-07</u>	<u>8-10-07</u>	_____	<u>No Comments</u>
Research	<u>Bobby Fleury</u>	_____	_____	<u>7-30-07</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	_____	_____	_____	<u>No Comment</u>
PEPCO	<u>Steve Baxter</u>	_____	_____	_____	<u>No Comment</u>
Parks	<u>Doug Powell</u>	_____	_____	_____	<u>No Comment</u>
DRD	<u>Steve Smith</u>	_____	_____	<u>8-3-07</u>	<u>OK</u>

N. Carney

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial

SJS

Date

9-19-07

SJS

8/23/07

SJS

7-13-07

Board Approval of Plat:

Plat Agenda:

SJS

10/4/07

Planning Board Approval:

Chairman's Signature:

DPS Approval of Plat:

Engineer 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:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-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: ok ✓
N/A

(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:

157

- OWNER'S CERTIFICATE

DATE SEP 7 2007 Jay Shurtin Witness
STATE OF RUTH BLAIRS
BY JACE BLAIRS
PERSONAL, BEING INDUSTRY FOR

[illegible]

DATE Sept 4, 1987 John J. H.
BY DAVID JOHNSON
PROFESSIONAL LAND SURVEYOR
401 22nd St. NW
ST. PAUL, MN 55105



SUBDIVISION RECORD PLAT
LOT 44, BLOCK 11
WEST CHEVY CHASE HEIGHTS
A RESUBDIVISION OF LOT 5 & LOT 6, BLOCK 11
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 10' JULY, 2007

CAS
ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
138 West Milwaukee Boulevard, Suite 110, Street, AVE., Morganfield, OH 45039
P.O. Morganfield, OH 45039 • Tel. (513) 897-4200

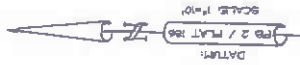
The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____ Date: _____

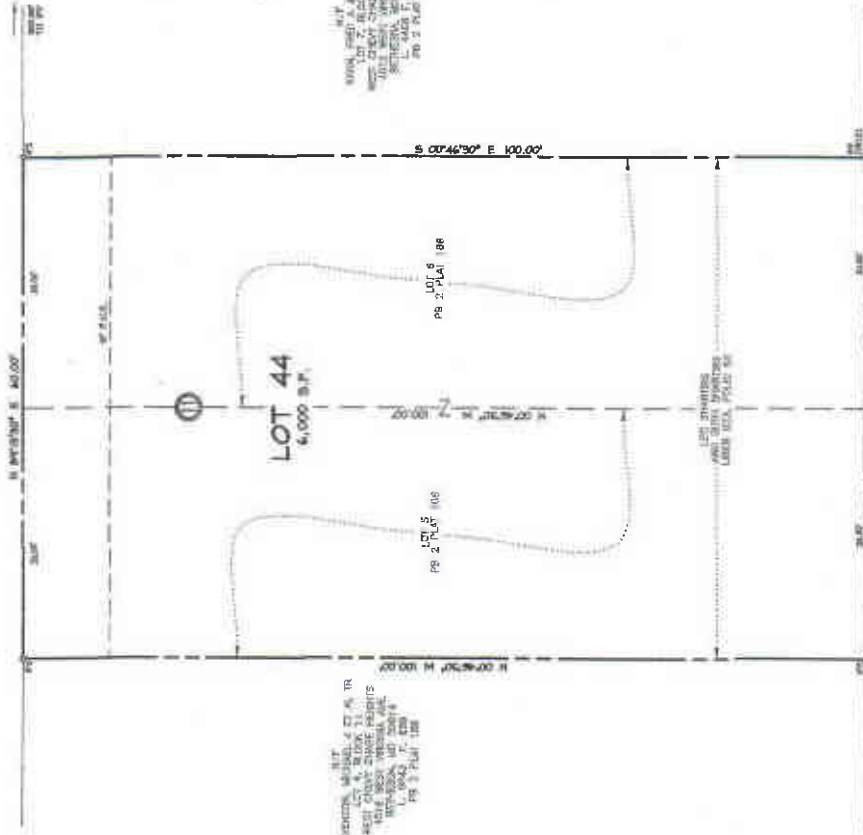
M.N.C.P. & P.C. Record File No.



VICINITY MAP
SCALE: 1" = 500'



67
L. ALAN F. ROSS
BETHESDA, MD 20814
JULIE WILSON VANDERKAM, M.D.
THE CRANTZ CHARTER HOSPITAL
1017 Z. ROAD N.E.
ALBUQUERQUE, N.M. 87109



UNIT
 JENNIFER MURPHY, 474 A. TR
 LTV 4, BLDG 11
 WEST CHOW SHORE HEIGHTS
 1516 WEST VIRGINIA AVE.
 WEST VIRGINIA, MD 20614
 L. 6043 F. 620
 PG 3 PLAT 1

BRIDGES, WARE & COMPANY
INCORPORATED
1201 W. BROAD ST.
SUITE 200
ANN ARBOR, MI 48104
TEL: 313/763-3300

ADMINISTRATIVE SERVICES, INC. 100
10000 BLOOMINGDALE AVE. N.
MINNETONKA, MN 55345
TEL: 763/853-1100
FAX: 763/853-1101
E-MAIL: info@asinc.com

1981 JAN 2 80
100% C. Factor 7
PLATE EM NOTIFIED
ANY GOOD IDEAS
RESEARCH GROUP AHEAD WITH
LIVE BLOOD
MUT

SU
CITY CHOC ONST APPTS
LIT 3A, BLOCK 11
KINGSDOWN, DORSET ST
N11P
BRISTOL, NBI 208-4
L. INTRG F. 677
CH 2 PLT 196

PLAT FABULATION	
NUMBER OF LOTS	
NUMBER OF PLACES	
AREA OF LOT	
AREA OF PLACE	
AREA OF STREET FRONTAGE	
TOTAL AREA	

TOTAL AREA 6,000 SQ. FT.

PLAT NO. 220080090

West Chevy Chase Heights

Located on the south side of West Virginia Avenue, approximately 75 feet west of Tilbury Street

R-60 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda CBD

Carlos Fernandes, Applicant

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

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- d. 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 this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: West Chazy Chase Heights Plat Number: 226080090
 Plat Submission Date: 7-17-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A
 *For category of minor 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
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 BRLs N/A Adjoining Land ok Vicinity Map ok Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ok Owner Cert ok Tax Map ok
 SPAN N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Ladson</u>	<u>7-26-07</u>	<u>8-10-07</u>	<u>—</u>	<u>No Comments</u>
Research	<u>Bobby Fleury</u>	<u>↓</u>	<u>↓</u>	<u>7-30-07</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	<u>↓</u>	<u>↓</u>	<u>—</u>	<u>No Comments</u>
PEPCO	<u>Steve Baxter</u>	<u>↓</u>	<u>↓</u>	<u>—</u>	<u>No Comments</u>
Parks	<u>Doug Powell</u>	<u>↓</u>	<u>↓</u>	<u>—</u>	<u>No Comments</u>
DRD	<u>Steve Smith</u>	<u>↓</u>	<u>↓</u>	<u>8-3-07</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

DPS Approval of Plat:

Engineer 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:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

SJS

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SJS

SJS

SJS

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No. _____

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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: _____

1. NATURE CATEGORY (1) RESIDE CATEGORY 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS SECOND PLAY IS IN THE 10TH EDITION OF THE DATE OF FIRST REGISTRATION.
3. THE 10TH EDITION OF THE FIRST PLAY IS IN THE 10TH EDITION OF THE DATE OF FIRST REGISTRATION.
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10. THE 10TH EDITION OF THE FIRST PLAY IS IN THE 10TH EDITION OF THE DATE OF FIRST REGISTRATION.

[illegible]

DATE 9-10-07 John H. Wright HT1220
 SIGNED & PLACED John H. Wright HT1220
 PRESIDENT John H. Wright HT1220
 VICE PRESIDENT

THE MOUNTAIN COUNTY BOARD OF SUPERVISORS HAS COMPLETED THE REVISION OF ITS INDEMNITIES AND INSURANCE. IT IS A REVISION OF THE 1987 ACT. THE BOARD HAS APPROVED THE REVISIONS AND HAS ORDERED THE CLERK TO HAVE THEM PRINTED. THE REVISIONS WILL BE IN EFFECT ON JANUARY 1, 1991. THE REVISIONS WILL BE IN EFFECT ON JANUARY 1, 1991. THE REVISIONS WILL BE IN EFFECT ON JANUARY 1, 1991.

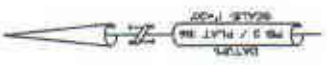
DATE AUG 27, 2007 DLB
 DRIVEN BY ATLANTA
 PROFESSIONAL LAND SURVEYOR
 REG. NO. 107 EXPI. 2010



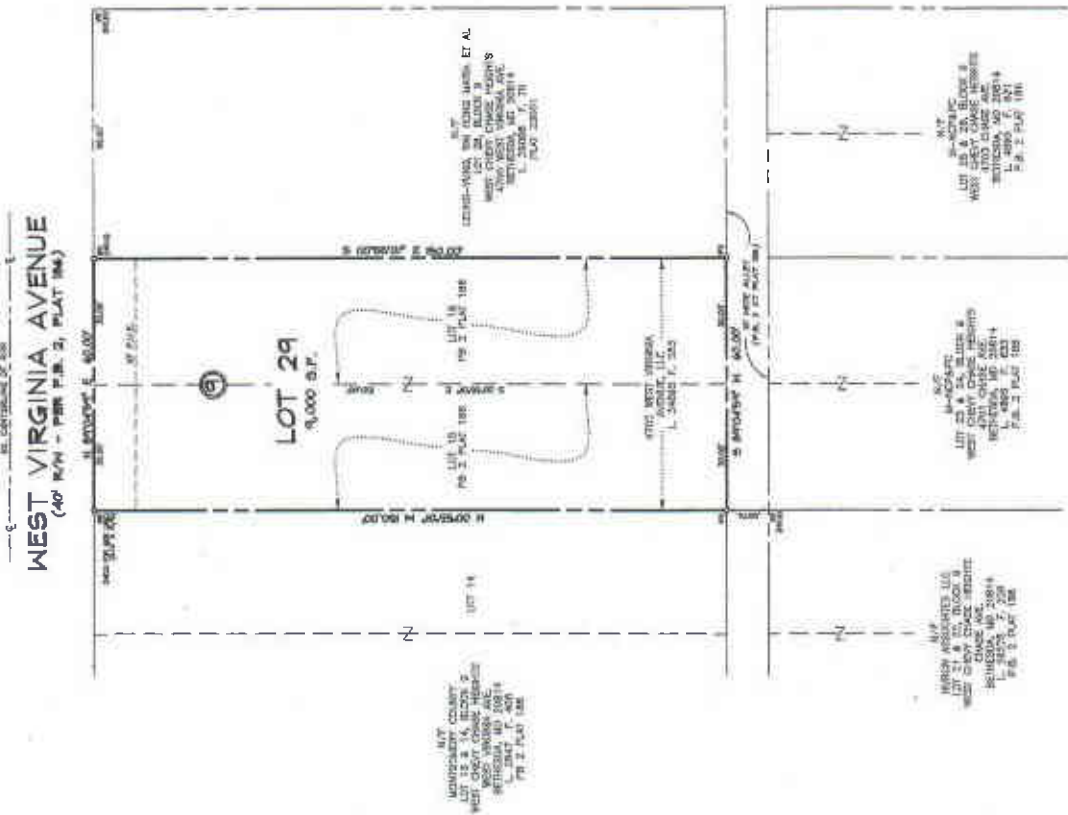
SUBDIVISION RECORD PLAT
LOT 29, BLOCK 9
WEST CHEVY CHASE HEIGHTS
A RESUBDIVISION OF LOT 15 & LOT 16, BLOCK 9
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' JULY, 2007



VICINITY MAP
SCALE 1" = 2000'



TILBURY STREET
(40' R/W)



CAS
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CIVIL • SURVEYING • LAND PLANNING
A DIVISION OF CAS INDUSTRIES, INC.

108 West Edgewood Boulevard, Suite 101, Mount Airy, Maryland 21771
DC Metro (301) 807-7631 FAX (301) 807-8048

Plat. No.

The Maryland National Capital Park and Planning Commission

MNSP & P.C. Record File No.

PLAY TABULATION

Department of
Permitting Services[illegible]

Approved: _____

MN,CP & P.C. Record File No.