

Plat Name: Chevy Chase, Section 4
Plat #: 220100410

Location: Located on the north side of Virgilia Street, 300 feet west of Connecticut Avenue (MD 185)
Master Plan: Bethesda-Chevy Chase
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Nicholas Krawczyk

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 requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

NOTES

1. WATER CATEGORY: 1 SEWER CATEGORY: 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-30 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. I.P.S. = 100' PER INCH, C.S.P. = 200' PER INCH
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON TAX MAP IN 342.
6. THIS PROPERTY IS SHOWN ON M.E.S.C. 200-FOOT SHEET 204 IN 04.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS CONTAINED IN ANY INSTRUMENTS, DEEDS, EASEMENTS, OR OTHER PLANS AFFECTING THE PROPERTY, INCLUDING BUT NOT LIMITED TO SUBDIVISION RECORD PLANS, ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE BOARD IS INTENDING TO SHIELD THE MONTGOMERY COUNTY PLANNING BOARD FROM LIABILITY FOR ANY SUCH ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH ACTION ARE AVAILABLE TO THE PUBLIC THROUGH THE PUBLIC RECORDS DIVISION OF MONTGOMERY COUNTY.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-30A OF THE MONTGOMERY COUNTY ZONING AND SUBDIVISION REGULATIONS. THE MONTGOMERY COUNTY BOARD OF ZONING ADJUSTMENTS HAS REVIEWED THIS PLAT AND HAS GRANTED A VARIANCE TO CONSIDER TWO PARTS OF A LOT INTO A SINGLE LOT, AS PROVIDED FOR IN SECTION 50-30A(5)(3)(E).
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY RESTRICTION, EASEMENT, OR INTEREST IN THE PROPERTY. THE EXAMINATION OF TITLE OR TO DEPEND ON NOTE ALL TAXPAYER AFFECTING TITLE.

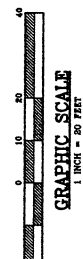
OWNER'S CERTIFICATE

WE, NICHOLAS KRANCZYK AND LISA KRANCZYK, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION.
 WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS," AS RECORDED IN LIBER BOOK AT FOLIO 487 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO BUTTS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREIN, EXCEPT AS INDICATED BELOW.

1/3/10 DATE NICHOLAS KRANCZYK
 1/3/10 DATE LISA KRANCZYK
 WITNESSES
 WITNESSES

Maryanne G. Gorman, Registering Systems, Inc. (MEMRS)
 ME, CHIEF REGISTER, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

Jan 11, 2010 Date
 [Signature] Registrar
 [Signature] Assistant Registering Systems, Inc. (MEMRS)



PLAT TABULATION

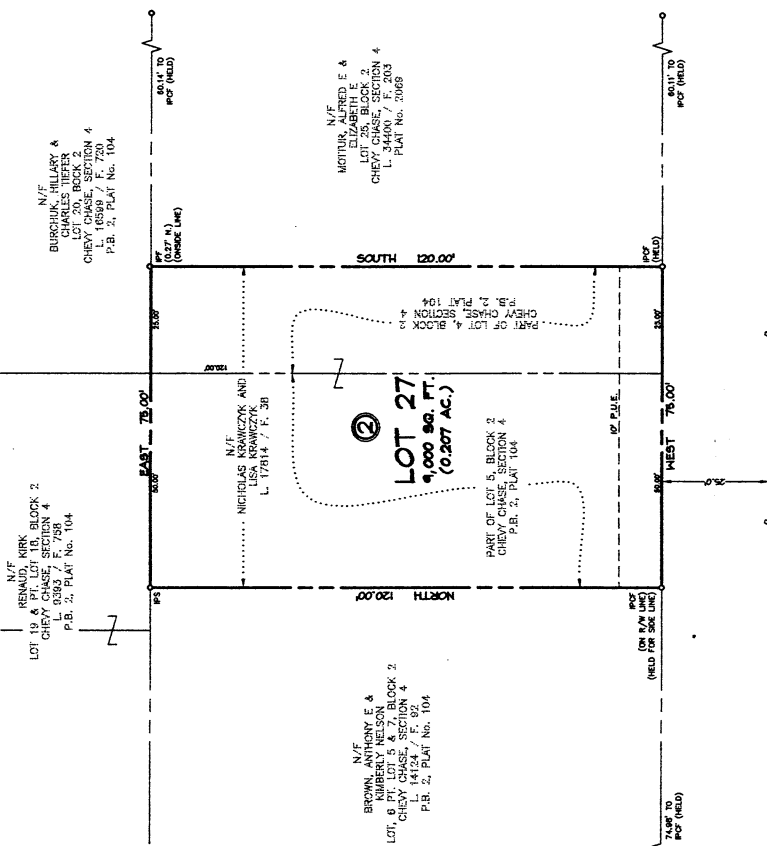
Number of Lots	1
Number of Parcels	1
Area of Parcel(s)	9,000.00 Sq. Ft.
Area of Street Dedication	0.00 Sq. Ft.
Total Area	9,000.00 Sq. Ft. (0.207 Acres)

Department of
 Planning and Zoning
 Montgomery County, Maryland
 Date: _____
 Approved: _____ Director
 The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: _____ Chairman
 M.N.C.P. & P.C. Record File No. _____

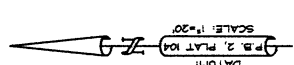
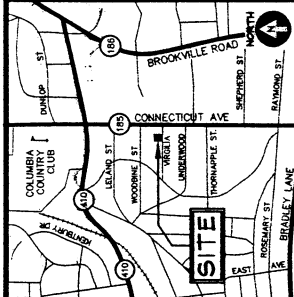
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVERTED BY WILLIAM B. HAMILTON AND MEREDITH MATHER INTO NICHOLAS KRANCZYK AND LISA KRANCZYK, BY A DEED AT FOLIO 487 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 9,000.00 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THIS DATE ARE IN PLACE AS SHOWN ON THE RECORDS OF MONTGOMERY COUNTY, MARYLAND.

Dec. 22, 2009 DATE
 [Signature] SURVEYOR
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. 2172



VIRGILIA STREET
 50' RIGHT-OF-WAY
 (PER PLAT BOOK 2, PLAT No. 104)



SUBDIVISION RECORD PLAT
LOT 27, BLOCK 2
CHEVY CHASE, SECTION 4
 A RESUBDIVISION OF PARTS OF
 LOTS 4 & 5, BLOCK 2
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' NOVEMBER, 2009

CAS ENGINEERING
 CIVIL • SURVEYING • LAND PLANNING
 A Division of CAS Enterprises, Inc.
 108 West Bethesda Boulevard, Suite 101, Mount Airy, Maryland 21771
 DC Metro (301) 807-8031 FAX (301) 607-8045

Recorded
 Plat No. _____

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Cherry Chase Section 4 Plat Number: 220100410
 Plat Submission Date: 11-23-09
 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 ok Coordinates ok
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard
 BRLs N/A Adjoining Land 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>E. Gibson</u>	<u>11/25/09</u>	<u>12-11-09</u>	<u>12-8-09</u>	<u>No REVISIONS</u>
Research	Bobby Fleury			<u>11/30/09</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

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	Date
<u>SJS</u>	<u>12/21/09</u>
<u>SJS</u>	<u>12/21/09</u>
<u>SJS</u>	<u>1-14-10</u>

Board Approval of Plat:

Plat Agenda: SJS 2-4-10

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: _____

(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:
