

**Plat Name:** Kensington Heights  
**Plat #:** 220110490

**Location:** Located on the north side of Decatur Avenue, 100 feet east of Pearson Street  
**Master Plan:** Kensington-Wheaton  
**Plat Details:** R-60 zone; 2 lots  
Community Water, Community Sewer  
**Applicant:** Christopher Carter

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(1)** of the Subdivision Regulations, which states:

**Minor Lot line Adjustment.** The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
  - v. proposed lot line adjustment as a dashed line;
  - vi. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
  - vii. any minimum building setback that would be altered by the minor lot line adjustment; and
  - viii. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i through iii, above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

Staff applied the above-noted criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(1), including a waiver of subsection (a) as previously granted by the Board pursuant to Subdivision Regulations Waiver SRW201001 (MCPB Resolution No. 10-140), and supports this subdivision record plat.

**PLAT NO.**

**OWNER'S CERTIFICATE:**

WE, CHRISTOPHER J. CARTER AND MARY ANN LUNDY CARTER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTIONS. THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST HELD BY WELLS FARGO HOME MORTGAGE, AND THE PARTIES OF INTEREST HERETO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

3/17/11  
 DATE  
 CHRISTOPHER J. CARTER, OWNER  
 MARY ANN LUNDY CARTER, OWNER  
 WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.  
 DATE  
 MONTGOMERY ELECTRONIC REGISTRATION SYSTEMS, INC.

3/17/11  
 DATE  
 FAYATZ B. NOWZARI, WITNESS  
 JUDITH N. GARDNER, WITNESS

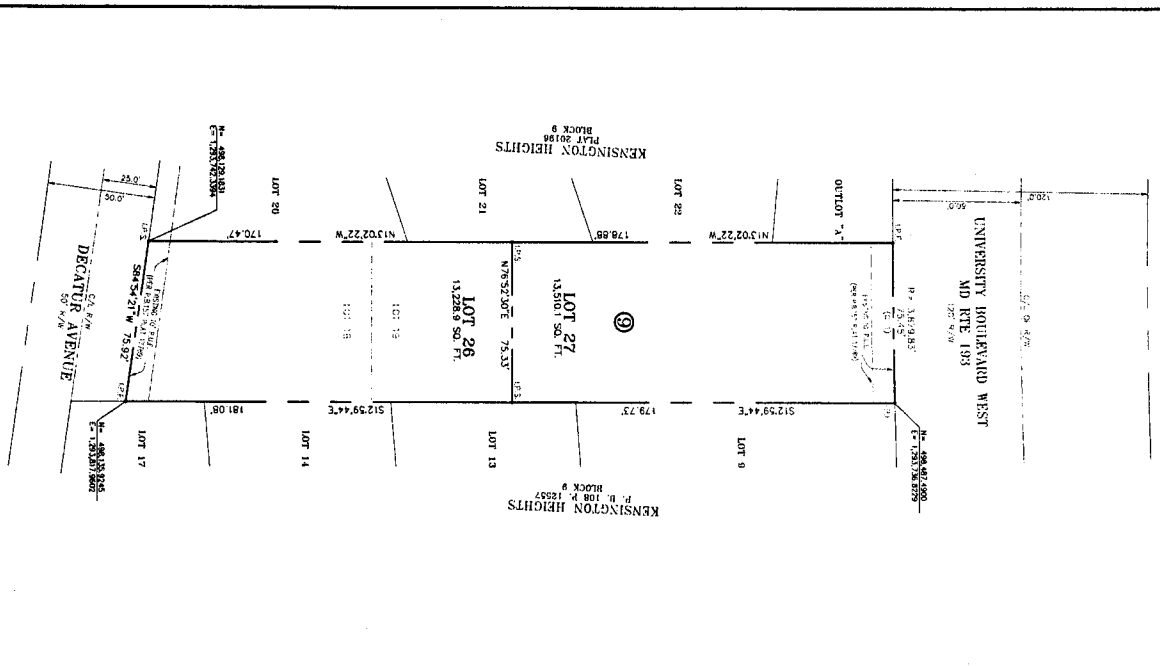
**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT IT IS A RESUBDIVISION OF LOT 18, BLOCK 9 CONVEYED TO CHRISTOPHER J. CARTER AND MARY ANN LUNDY CARTER, BY CHRISTOPHER J. CARTER, BY DEED DATED SEPTEMBER 28, 1997 AS RECORDED IN LIBER 15264, FOLIO 304, AND LOT 19, BLOCK 9 CONVEYED TO CHRISTOPHER CARTER AND MARY ANN LUNDY CARTER, BY DOROTHY W. CARTER AND ROBERT E. CARTER, BY DEED DATED AUGUST 9, 2000 AS RECORDED IN LIBER 18358, FOLIO 531; AND ALSO BEING KNOWN AS LOTS 18 & 19, BLOCK 9, IN THE SUBDIVISION KNOWN AS KENSINGTON HEIGHTS AS RECORDED IN PLAT BOOK 157 AND ALSO KNOWN AS LOTS 18 & 19, BLOCK 9, IN THE SUBDIVISION KNOWN AS KENSINGTON HEIGHTS AS RECORDED IN PLAT BOOK 157 AND ALSO KNOWN AS LOTS 18 & 19, BLOCK 9, IN THE SUBDIVISION KNOWN AS KENSINGTON HEIGHTS AS RECORDED IN PLAT BOOK 157. THE TOTAL AREA INCLUDED ON THIS PLAN OF SUBDIVISION IS 26,739.0 SQUARE FEET OR 0.6138 ACRES, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

JOSE H. E. SMIDER  
 PROFESSIONAL SURVEYOR  
 MD. REG. #1229

**GENERAL NOTES:**

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND/OR THE MONTGOMERY COUNTY ZONING COMMISSION AND/OR THE MONTGOMERY COUNTY PUBLIC UTILITIES COMMISSION FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAN IS BEING RECORDED UNDER THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 20-3-53 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAN IS BEING RECORDED UNDER THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 20-3-53(a)(1) b) LIMITING LOT LINE ADJUSTMENTS OF NO MORE THAN 5 PERCENT OF THE CORNERED AREA OF THE SUBJECT LOTS PURSUANT TO SUBDIVISION REGULATIONS W/AVR SW/201001 (MCPB RESOLUTION NO.10-149).
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THE APPROVAL OF THIS PLAN IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS CURRENTLY ZONED R-60.
6. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE.
7. LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GRID HQ-51 AND M.S.S.C. SHEET 214 NW 03.



M-NCPPC RECORD FILE NO.:

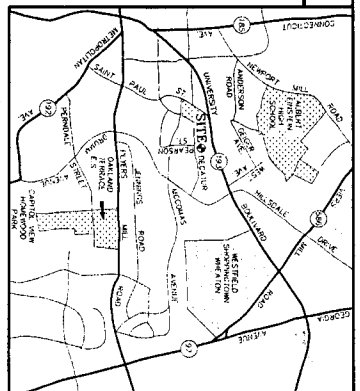
DEPARTMENT OF PERMITTING SERVICES	RECORDED:	DRAFTED: C.M.T.
MONTGOMERY COUNTY, MARYLAND	PLAT NO.:	CHECKED: J.E.S.
DIRECTOR:		JOB NO.: 09-25055
DATE:		

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION	APPROVED:	DATE:
MONTGOMERY COUNTY PLANNING BOARD	CHAIRMAN:	ASSIST. SECRETARY - TREASURER:

**CURVE TABLE**

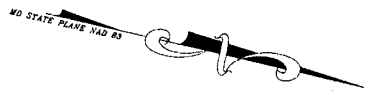
CURVE	RADIUS	ARC	BEARING	DISTANCE	DELTA
C-1	R=3,879.83	A=75.48"	N 76°13'41" E	75.47'	1°00'53"

AREA TABULATION  
 26,739.0 S.F. OR 0.6138 ACRES  
 DEDICATION AREA = N/A  
 TOTAL AREA = 26,739.0 S.F. OR 0.6138 ACRES



**VICINITY MAP**  
 ADC MAP 37 TH EDITION  
 ADC MAP PAGE 36, GRID B-2  
 SCALE: 1" = 2000'

**SURVEY DATUM NOTE:**  
 THE INFORMATION SHOWN HEREON IS IN THE MARYLAND STATE PLANE NAD 83 DATUM BASED UPON WSSC TRAVERSE STATIONS 20225 AND 20170.



**SUBDIVISION RECORD PLAT**  
**LOTS 26 AND 27, BLOCK 9**  
**KENSINGTON HEIGHTS**

WHEATON (13th) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 40'  
 OCTOBER 2010  
 PREPARED BY  
**SNIDER & ASSOCIATES**  
**LAND SURVEYORS**  
 20270 GOLDENROD LANE, SUITE 110  
 GERMANTOWN, MARYLAND 20876  
 301/948-5100 Fax 301/948-1286

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Kensington Heights Plat Number: 220110490  
 Plat Submission Date: 11-10-2010  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: S. Smith SRW 201001  
 \*For category of minor subdivision see pages 2 and 3

## Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial N/A Date N/A  
 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   
 Plan # OK Road/Alley Widths  Easements  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   
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	11/10/10	11/24/10		No comments OK
Research	Bobby Fleury			11/16/10	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): SOS Initial SOS Date 1-6-11  
 Final Mylar & DXF/DWG Received: SOS Initial SOS Date 4-11-11  
 Final Mylar Review Complete: SOS Initial SOS Date 5/5/11

## Board Approval of Plat:

Plat Agenda: SOS Initial SOS Date 5-19-11  
 Planning Board Approval: \_\_\_\_\_  
 Chairman's Signature: \_\_\_\_\_

## MCDPS Approval of Plat:

Consultant 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: \_\_\_\_\_  
 Complete Reproduction: \_\_\_\_\_  
 Notify Consultant to Seal Plats: \_\_\_\_\_  
 Surveyor's Seal Complete: \_\_\_\_\_  
 Sent to Courthouse for Recordation: \_\_\_\_\_  
 Recordation Info Entered into Hansen: \_\_\_\_\_

No. \_\_\_\_\_

**MINOR SUBDIVISION SECTION 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: ok SRW201001
- b) No additional lots created: ✓
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: ok
- d) Date sketch plan submitted: N/A
- e) Sketch plan revised or denied within 10 business days: N/A
- f) Final record plat submitted within ninety days: yes
- g) Sketch shows following information:
  - i. proposed lot adjustment: ok
  - ii. physical improvements within 15 feet of adjusted line: ok
  - iii. alteration to building setback: ok
  - iv. amount of lot area affected: ok

**(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: \_\_\_\_\_