



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

**MCPB**  
**Item # 1B**  
**10-6-2011**

**MEMORANDUM**

**DATE:** September 26, 2011

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Supervisor *CA*  
Regulatory Coordination Division  
(301) 495-4542

**FROM:** Stephen Smith, Senior Planner *SS*  
Regulatory Coordination Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for October 6, 2011

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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:

220111430 **Whitehall Manor**

**Plat Name:** Whitehall Manor  
**Plat #:** 220111430

**Location:** Located in the southwest quadrant of the intersection of Durbin Road and Honeywell Lane  
**Master Plan:** Bethesda-Chevy Chase  
**Plat Details:** R-90 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** Daniel Lederberg

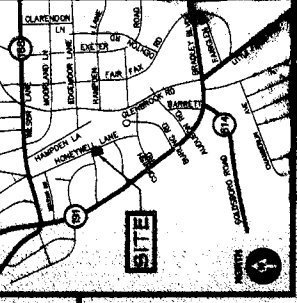
Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A(a)(3)** of the Subdivision Regulations, which states:

**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:

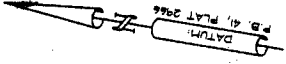
- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may 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 the lot included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

PLAT No.



VICINITY MAP  
SCALE: 1" = 200'



CURVE	CI	LENGTH	CHANGING CURVE	CHORD	CHORD BEARING	DELTA
		28.54'	5.00'	27.57'	99°55'11"E	89°52'54"



SUBDIVISION RECORD PLAT  
LOT 15, BLOCK H  
**WHITEHALL MANOR**  
A RESUBDIVISION OF LOT 14, BLOCK H  
AND A PORTION OF ABANDONED RAILWAY  
BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' MAY, 2011

**DURBIN ROAD**  
(PER PLAT BOOK 41, PLAT No. 2966)

**HONEYWELL LANE**  
(FORMERLY HONEYWELL STREET)  
(PER PLAT BOOK 41, PLAT No. 2966)

**LOT 15**  
14,085 SF

DANIEL I. & VALERIE S. LEIDERSBERG  
N/F  
2307 544 BLOCK H  
LOT 15, BLOCK H  
11832 W. P.O. RD.  
PLAT NO. 2966

V.F. COLLINS  
N/F  
LOT 27, BLOCK 15  
FIRST ADDRESS TO SECTION TWO,  
BLOCK 15  
L. 30967 E. 5178  
PLAT NO. 8152

54' & 30' READING  
TO 1/2" SLACK  
MOUNTAIN VIEW  
PLAT NO. 1546

V.F. COLLINS  
N/F  
LOT 19, BLOCK 15  
FIRST ADDRESS TO SECTION TWO,  
BLOCK 15  
L. 30967 E. 5178  
PLAT NO. 8152

- NOTES**
- WATER CATEGORY: 1 SEWER CATEGORY: 1
  - THE PROPERTY IS SHOWN ON M.S.D.C. 200-FOOT SHEET 2041M 06.
  - IF - IRON PIPE BOUNDS
  - IF S - IRON PIPE WITH CAP SET
  - THE APPROVAL OF THIS PLAT IS PRECEDENT ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
  - THIS PROPERTY IS SHOWN ON TAX MAP INR22.
  - THIS PROPERTY IS SHOWN ON M.S.D.C. 200-FOOT SHEET 2041M 06.
  - ALL IMPROVEMENTS, INCLUDING UTILITIES AND SITE PLAN, SHALL BE CONSIDERED NECESSARY FOR THE DEVELOPMENT OF THIS PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY. THE PLANTING, INCLUDING TREES AND SHRUBS, SHALL BE PLANTED AS DIRECTED TO SHAVING UNLESS INDICATED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLANTING SHALL BE MADE AVAILABLE TO THE PUBLIC AS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
  - THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-20(a) OF THE MONTGOMERY COUNTY CODE. THIS PLAT SHALL BE THE CONSULTATION FILED FOR IN SECTION 50-20(a)(4) OF THE MONTGOMERY COUNTY CODE.
  - THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO MAKE ANY EJECTMENT AFFECTING THE OWNERSHIP AND USE, NOR EJECTMENT RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY, THE EXERCISE OF RIGHTS OF EJECTMENT, OR THE TITLE TO ANY MATTERS ATTRACTING TITLE.

**OWNERS' CERTIFICATE**

WE, DANIEL I. LEIDERSBERG AND VALERIE S. LEIDERSBERG, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT AND THE PARTNER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREIN AS 10' P.U.E., TO THESE PARTIES NAMED IN THE DOCUMENT HEREIN, TO BE USED FOR THE INSTALLATION AND MAINTENANCE OF A UTILITY LINE, AS DESCRIBED IN LIBER 8384 AT FOLIO 467, BOOK 11832 OF THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE PARTIES NAMED IN THIS PLAT SHALL MAINTAIN AND REPAIR THE UTILITY LINE, AS DESCRIBED IN LIBER 8384 AT FOLIO 467, BOOK 11832 OF THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, EXCEPT AS INDICATED BELOW.

8/24/11 *Daniel I. Leidersberg* Robin John Peterson  
DATE DANIEL I. LEIDERSBERG WITNESS

8/24/11 *Valerie S. Leidersberg* Robin John Peterson  
DATE VALERIE S. LEIDERSBERG WITNESS

8/24/11 *Joley Glad* Robin John Peterson  
DATE JOLEY GLAD WITNESS

WE, SUNTRUST MORTGAGE, INC., HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT ALL OF THE LOTS SHOWN ON THIS PLAN WERE MEASURED AND ALL OF THE LOTS CONVERTED BY TRIANGULATION. I HEREBY INTO DANIEL LEIDERSBERG AND VALERIE S. LEIDERSBERG, BY A DEED DATED JUNE 25, 2011 AND RECORDED JULY 5, 2011 IN LIBER 8384 AT FOLIO 467, ALSO BEING A PART OF THE SAME DEED, CONVEYED TO THE PARTIES NAMED IN THE ABANDONED RAILWAY, AS RECORDED IN PLAT BOOK 41, PLAT 2966, THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INCLUDED IN THIS PLAT IS 14,085 SQUARE FEET, MORE OR LESS, AS SHOWN ON THIS PLAN. THE LOTS SHOWN ON THIS PLAN ARE MARKED THIS DATE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-20(e) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

8/24/11 *Della Allen*  
DATE DELLA ALLEN SURVEYOR  
FOR RECORD AND SURVEYOR  
POP. DATE: JULY 8, 2013

**PLAT TABULATION**

Area of Block	14,085.00 SQ. FT.
Area of Lot(s)	14,085.00 SQ. FT.
Area of Street Deduction	0.00
TOTAL AREA	14,085.00 SQ. FT. (0.32 ACRES)

Approved: \_\_\_\_\_  
220111130  
The Maryland National Capital Park and Planning Commission  
Montgomery County Planning Board  
Approved: \_\_\_\_\_  
M.N.C.P. & P.C. Record File No. \_\_\_\_\_  
Recorded \_\_\_\_\_  
Plat No. \_\_\_\_\_



**CAS ENGINEERING**  
CIVIL SURVEYING & LAND PLANNING  
198 West Potomac Street, Suite 500  
DC Metro (202) 807-8031 FAX (301) 807-8045

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Whitchall Manor Plat Number: 22011430  
 Plat Submission Date: 6-24-2011  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor subdivision 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  
 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 notes 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	6/29/11	7/13/2011	7-19-11	NO REVISIONS OK
Research	Bobby Fleury			7-5-11	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): SOS 8-19-11  
 Final Mylar & DXF/DWG Received: SOS 8-29-11  
 Final Mylar Review Complete: SOS 9-22-11

## Board Approval of Plat:

Plat Agenda: SOS 10/6/2011

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: \_\_\_\_\_
- 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: pk  
yes MS7

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