



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


MCPB
Item # 1B
2-7-2013

MEMORANDUM

DATE: January 30, 2013

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 7, 2013

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 plats. The following plats are included:

220130070 **West Chevy Chase**
220130600 **Garrett Park**
220130760 **Chevy Chase, Section 2**

Plat Name: West Chevy Chase
Plat #: 220130070

Location: Located on the north side of Drummond Avenue, approximately 2,000 feet west of Wisconsin Avenue (MD 355).

Master Plan: Bethesda-Chevy Chase

Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer

Owner: Zachary and Radha Cohen

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 property 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.

NOTES

1. WATER CATEGORY: 1, SEWER CATEGORY: 1.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAY RECORDATION.
3. OFF - OPEN IRON PIPE FOUND 100' FROM SEAM AND CAP SET.
4. THE PLANNING BOARD HAS REVIEWED THIS PLAT IS PRECATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON TAX MAP IN 121.
6. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 206 1N 05.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND SITE PLAN REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLANNING BOARD ACTION ARE APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. THE BOARD'S OFFICIAL ACTION IS LIMITED TO THE TECHNICAL ACTION BY THE BOARD ON THE ORIGINAL SUBMISSION OR ANY TECHNICAL ACTION FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISIONS AS SET FORTH IN SECTION 20-24(C) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF PARCELS 50-36A(2)(3) OF A LOT INTO A LOT, AS PROVIDED FOR IN SECTION 50-36A(2)(3).
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

N/E
 PETER L. & J. SMITH
 LOT B, BLOCK B
 WEST CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND
 P. B. 16, PLAT NO. 1043

N/E
 SEAN NEILAN & MARISA O'SULLIVAN
 WEST CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND
 L. 10728 / F. 54
 P. B. 16, PLAT NO. 1043

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 SURESH SANKARAN UNTO ZACHARY COHEN AND RADHA COHEN, BY A DEED DATED OCTOBER 5, 2012 AND BEING RECORDED IN PLAT BOOK 19, PLAT 1198, BLOCK B, WEST CHEVY CHASE, AS RECORDED IN PLAT BOOK 19, PLAT 1198, BLOCK B, WEST CHEVY CHASE, MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA OF THE LANDS SHOWN HEREON IS 7,200 SQ. FT. (0.164 ACRES). THIS PLAT IS IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(C) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

0/15/13
 JEFFREY ALLEN HAMMOND
 JEFFREY ALLEN HAMMOND
 FID REG. NO. 2816
 EXPIRATION DATE: JULY 13, 2013

PLAT TABULATION

NUMBER OF LOTS	1
NUMBER OF PARCELS	0
AREA OF PARCELS	0
AREA OF STREET DEDICATION	0
TOTAL AREA	7,200 SQ. FT. (0.164 ACRES)

Department of Permitting Services
 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. _____
 Asst. Secretary - Treasurer

OWNER'S CERTIFICATE

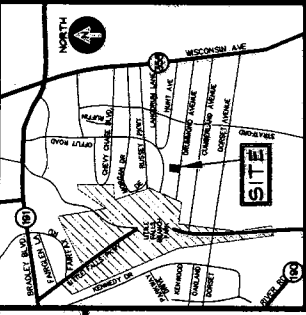
WE, ZACHARY COHEN AND RADHA COHEN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION. WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON, TO THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES, AS RECORDED IN LIBER 3894 AT FOLIO 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUITS, ACTIONS, CLAIMS, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

1/16/13
 ZACHARY COHEN
 DATE

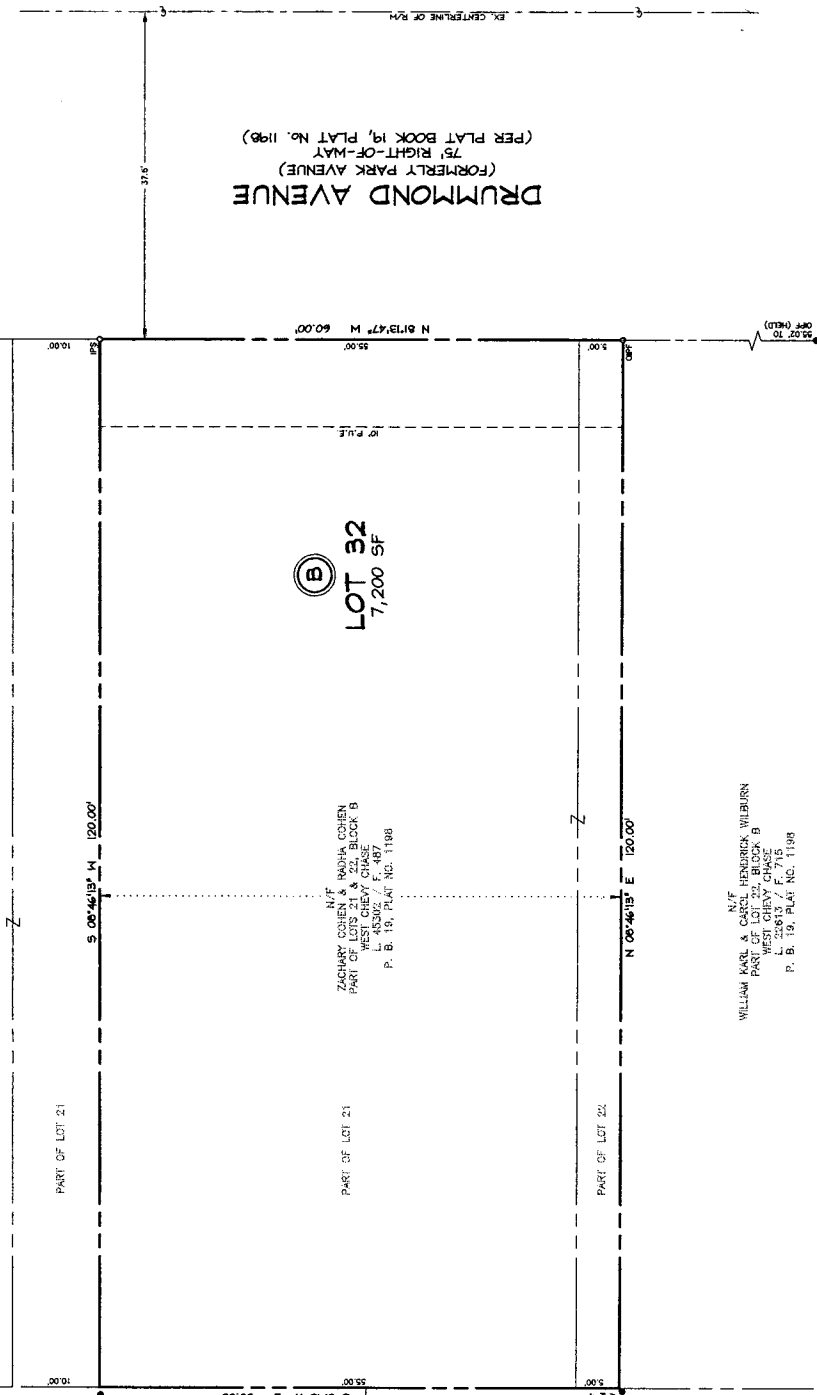
1/16/13
 Radha R. Cohen
 DATE

WITNESSES
 ZACHARY COHEN
 RADHA COHEN

PLAT No.



VICINITY MAP
 SCALE: 1" = 2000'



DRUMMOND AVENUE
 (FORMERLY PARK AVENUE)
 75' RIGHT-OF-WAY
 (PER PLAT BOOK 19, PLAT NO. 1198)

LOT 32
 7,200 SF

ZACHARY COHEN & RADHA COHEN
 PART OF LOTS 21 & 22, BLOCK B
 WEST CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND
 P. B. 16, PLAT NO. 11198

WILLIAM KARL & CURT HENRICK WILBURN
 PART OF LOT 22, BLOCK B
 WEST CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND
 L. 23071 / F. 715
 P. B. 16, PLAT NO. 11198



108 West Potomac Blvd., Suite 101
 Montgomery County, MD 20854
 301-807-8031 office
 301-807-8045 fax
 www.coasengineering.com
 info@coasengineering.com

SUBDIVISION RECORD PLAT
 LOT 32, BLOCK B
WEST CHEVY CHASE
 A RESUBDIVISION OF PART OF LOTS 21 AND 22, BLOCK B
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 10' JULY, 2012

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: WEST CHEVY CHASE Plat Number: 220130070
 Plat Submission Date: 7-25-2012
 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
 Plan # N/A 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	7/25/12	8-10-12	8/6/12	NO REVISIONS
Research	Bobby Fleury			7/31/12	OK
SHA	Corren Giles				N/A
PEPCO	Bobbie Dickey				N/A
Parks	Doug Powell				N/A
DRD	Keiona Clark				N/A

Final DRD Review:

Consultant Notified (Final Mark-up): SS 8-10-12
 Final Mylar & DXF/DWG Received: SS 1-22-13
 Final Mylar Review Complete: SS 1-30-13

Board Approval of Plat:

Plat Agenda: SS 2-7-13
 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: at
yes; 1951

(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: _____