

**Plat Name: Crestview**  
**Plat #: 220122010**

**Location:** Located on the north side of Bayard Boulevard, across from the intersection of Leroy Place.

**Master Plan:** Bethesda-Chevy Chase

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

**Owner:** Nasser Gheta

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.

**OWNER'S CERTIFICATE**

WE, MASSER GHETA AND LILY ZANDIAPOUR, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND GRANT THE PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON, TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, ACCORDANCE WITH SECTION 50-24(c)(2) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUIITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST AND THE PARCELS IN INTEREST THERETO HAVE AFFIXED THEIR SIGNATURES HEREON INDICATING THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

1/12/2013 DATE  
 1/12/2013 DATE  
 12-24-12 DATE

*Masser Gheta*  
 MASSER GHETA  
 WITNESS

*Lily Zandiapour*  
 LILY ZANDIAPOUR  
 WITNESS

*Dr. A. M. ...*  
 HOME MORTGAGE COOPERATION  
 Vice President  
 Larissa L. ...  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND COMEDED BY THE FOLLOWING CONVEYANCE AS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND: ALL OF THE LAND COMEDED BY PHILLIP L. GEYELIN TO MASSER GHETA AND LILY ZANDIAPOUR BY DEED DATED 28th DAY OF APRIL 1, 2000 AND RECORDED IN LIBER 18171 FOLIO 415, AND BEING ALSO A RESUBDIVISION OF ALL OF LOTS 19 AND 20, BLOCK "M" CRESTVIEW AS RECORDED IN PLAT BOOK 7 AT PLAT 572.

WE HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL MONUMENTS AND PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-74(c) OF THE MONTGOMERY COUNTY CODE. THERE IS NO STREET DEDICATION BY THIS PLAT. THE TOTAL AREA ON THIS PLAT IS 4,360 SQ.FT. OR 0.1009 AC. OF WHICH THERE IS NO DEDICATION TO PUBLIC USE.

*M. Najib Roshan*  
 M. NAJIB ROSHAN L.S.  
 MD. REG # 11049  
 EXPIRATION DATE: 2-10-2015

12/24/2012

**PLAT TABULATION**

NUMBER OF LOTS.....1  
 AREA OF LOTS.....4,360 SQFT  
 AREA OF STREET DEDICATION.....0

FOR PUBLIC WATER AND SEWER ONLY **220122012**

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_

CHAIRMAN

SECRETARY-TREASURER

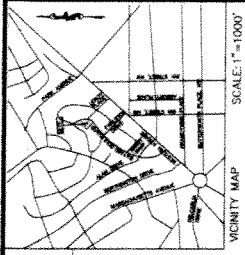
M.A.C.P. REC. RECORD FILE No. \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: \_\_\_\_\_

DIRECTOR

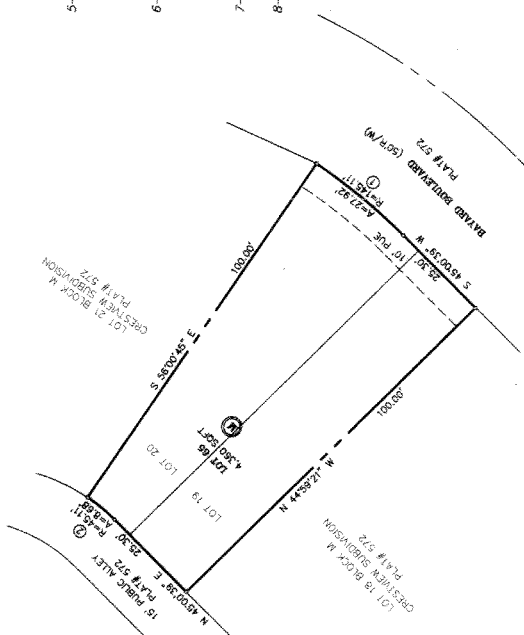
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 Plat No. \_\_\_\_\_



PLAT No.

**NOTES:**

- 1- WATER CATEGORY: W-1 SEWER CATEGORY: S-1.
- 2- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- 3- THIS PROPERTY IS SHOWN ON TAX MAP HM22
- 4- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5- THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISIONS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT HAS BEEN EXAMINED AND FOUND TO COMPLY WITH TWO OR MORE LOTS INTO A LOT, AS PROVIDED FOR IN SECTION 50-35A(6)(C).
- 6- 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 AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- 7- THE LOT SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF SECTION 59-B-5.4 OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
- 8- THE LOT SHOWN HEREON IS ZONED R-60



No	LENGTH	RADIUS	DELTA	CHORD	BEARING	CHORD
1	27.92'	145.11'	11701.31"	S 39°29'50" W	27.88'	
2	8.68'	45.11'	11701.31"	N 39°29'50" E	8.67'	



**ATES**  
 TOTAL ENGINEERING SERVICES  
 PLANNING, ENGINEERING, SURVEYING  
 P.O. BOX 10323  
 BETHESDA, MARYLAND 20814  
 TEL: (301) 515-1514 FAX: (301) 515-2088

SUBDIVISION RECORD PLAT  
 LOT 65 BLOCK M  
 CRESTVIEW  
 A RESUBDIVISION OF  
 LOTS 19, 20 BLOCK "M"  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20' MAY, 2012

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Crestview Plat Number: 220122010  
 Plat Submission Date: 6/19/12  
 DRD Plat Reviewer: W. Mylar  
 DRD Prelim Plan Reviewer: \_\_\_\_\_

\*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 ok Easements N/A 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	<u>6/20/12</u>	<u>7/6/12</u>	<u>6/26/12</u>	<u>NO REVISIONS</u>
Research	Bobby Fleury			<u>6/21/12</u>	<u>OK</u>
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):  
 Final Mylar & DXF/DWG Received:  
 Final Mylar Review Complete:

Initial  
WM  
JS  
JS

Date  
12/13/2012  
2/7/2013  
2-19-2013

## Board Approval of Plat:

Plat Agenda:  
 Planning Board Approval:  
 Chairman's Signature:

JS  
 \_\_\_\_\_  
 \_\_\_\_\_

2/28/2013  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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

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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: 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: \_\_\_\_\_