

**Plat Name:** Chevy Chase View  
**Plat #:** 220140170

**Location:** Located on the north side of Glenridge Street, 100 feet west of Connecticut Avenue (MD185).  
**Master Plan:** Kensington-Wheaton Master Plan  
**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** Robert Nehrebecky

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(11)** of the Subdivision Regulations, which states:

**Creation of a Lot from Part of a Lot.** A part of a previous recorded lot that created as a result of a deed transfer of land from the lot, and which contains a legally constructed one-family dwelling, may be converted into a lot under the minor subdivision procedures if:

- a. the part of lot is located in a one family residential zone; and
- b. all applicable conditions or agreements applicable to the subdivision approval creating the original lot will also apply to the new. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

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)(11) and supports this minor subdivision record plat.

# SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT IT IS A RESUBDIVISION OF PART OF LOT 26 BLOCK 3 RECORDED IN CHEVY CHASE VIEW SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 3 AT PLAT NO 266 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. IT IS ALSO THE LAND COMVECTED TO ROBERT B. NEHREBECKY AND MICHELE E. NEHREBECKY FROM ANTHONY J. HOOTER & TERRA PERSON FLOOTEN BY DEED DATED 31ST JULY 2013, RECORDED IN LIBER 3834 AT FOLIO 457. THE PARTS OF THE LAND SHOWN HEREON ARE 12,000 SQUARE FEET OR 0.2756 ACRES, OF WHICH 0.2756 ACRES IS DEDICATED TO PUBLIC USE.

DATE: 12-4-13

ANDREW HUSBANDS PROFESSIONAL LAND SURVEYOR 21188  
REGISTRATION EXPIRATION DATE: 01/04/2014

## OWNER'S CERTIFICATION

WE, ROBERT B. NEHREBECKY & MICHELE E. NEHREBECKY OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

WE FURTHER GRANT A 10' PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' DUE TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW LEASES OR TRUSTS AFFECTING THIS PROPERTY.

WITNESS: *[Signature]*  
ROBERT B. NEHREBECKY  
OWNER

WITNESS: *[Signature]*  
MICHELE E. NEHREBECKY  
OWNER

## NOTES:

- 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTER AFFECTING TITLE.
- THE PROPERTY IS ZONED R-60 AS OF THE DATE OF PLAT RECORDATION.
- THIS PROPERTY IS SHOWN ON TAX MAP NO. HP342.
- 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 ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTINGUATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR AND SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD FOR AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PLAT IS FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE REPLATING OF PART OF RECORDED LOT ON WHICH THERE IS EXISTING SINGLE FAMILY DWELLING. PROVIDED FOR IN SECTION 50-35A(g)(i).

2013-08-13

MONTGOMERY NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY, PLANNING BOARD. APPROVED:

CHAIRMAN: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_  
TREASURER: \_\_\_\_\_  
M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

DEPARTMENT OF PERMITTING SERVICES  
MONTGOMERY COUNTY, MARYLAND  
APPROVED: \_\_\_\_\_  
DIRECTOR: \_\_\_\_\_

## PLAT TABULATION

| NO. OF LOTS | 1                          |
|-------------|----------------------------|
| DEDICATION  | 0.0 50 FT.                 |
| TOTALS      | 12000 SQ. FT. / 0.2756 AC. |



Scale 1" = 20'

IPF -- IRON PIPE FOUND

## SUBDIVISION RECORD PLAT LOT 54 BLOCK 3 CHEVY CHASE VIEW

A RESUBDIVISION OF  
PART OF LOT 26 BLOCK 3  
CHEVY CHASE VIEW

13TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 20' AUGUST, 2013

AAH CONSULTANTS LLC  
ENGINEERS - SURVEYORS - CONSULTANTS  
4200 FORBES BLVD., SUITE 203  
LANEAM, MARYLAND 20706  
(301) 459-1750 FAX: 459-1757

C:\2013\13-083\13-083P



VICINITY MAP  
SCALE: 1" = 2000'

LOT 37  
CHEVY CHASE VIEW  
PLAT# 7441

LOT 38  
CHEVY CHASE VIEW  
PLAT# 7441

NOT INCLUDED IN  
THIS SUBDIVISION  
L 4817 F.657

LOT 54  
AREA=12,000 S.F.

PT. LOT 26  
CHEVY CHASE VIEW  
BLOCK 3  
PLAT# 266

LOT 53  
CHEVY CHASE VIEW  
PLAT# 7782

PART OF  
LOT 28  
CHEVY CHASE VIEW  
PLAT# 266

GLENRIDGE STREET  
30' R/W PLAT #286

PLAT# 7441

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Cherry Chase View Plat Number: 22014 0170  
 Plat Submission Date: 8/20/13  
 DRD Plat Reviewer: W. H. H. H.  
 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 N/A  
 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 | 8-21-13   | 8-6-13   |            | N/A      |
| Research             | Bobby Fleury  |           |          |            | OK       |
| SHA                  | Corren Giles  |           |          |            |          |
| PEPCO                | Bobble Dickey |           |          |            |          |
| Parks                | Doug Powell   |           |          |            |          |
| DRD                  | Kelona Clark  |           |          |            | N/A      |

## Final DRD Review:

Consultant Notified (Final Mark-up): Initial WM Date 9/20/13  
 Final Mylar & DXF/DWG Received: Initial WM Date 11/19/13  
 Final Mylar Review Complete: Initial WM Date 11/22/13

## Board Approval of Plat:

Plat Agenda: Initial WM Date 12/5/13  
 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: \_\_\_\_\_

#### (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: \_\_\_\_\_

(9) *Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance*

- a) Any required street dedication: \_\_\_\_\_
- b) Adequate sewerage/water service to the property: \_\_\_\_\_

(10) *Combining an existing lot with adjoining property created by deed*

- a) Property is not located in an Agricultural Zone \_\_\_\_\_
- b) Partition of land is unable to be platted on its own \_\_\_\_\_
- c) Applicable conditions for existing lot remain in effect \_\_\_\_\_
- d) Required street dedication \_\_\_\_\_

(11) *Creation of Lot from part of a lot*

- a) Property contains legal one-family dwelling \_\_\_\_\_
- b) Subject property located in a one-family residential zone \_\_\_\_\_
- c) Conditions creating the original recorded lot remain \_\_\_\_\_

✓  
yes  
ok