



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


**MCPB**  
**Item # 1B**  
**12-12-2013**

**MEMORANDUM**

**DATE:** December 4, 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 December 12, 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 plat. The following plats are included:

220111160 **Crestview/Westgate**  
220131220 **Boys Highlands**  
220131380 **Ketcham's Subdivision**  
220140170 **Chevy Chase View**  
220140300 **Chevy Chase View**

**Plat Name:** Crestview/Westgate  
**Plat #:** 220111160

**Location:** Located on the south side of Keokuk Street, 225 feet east of Rodman Road.  
**Master Plan:** Bethesda-Chevy Chase Master Plan  
**Plat Details:** R-60 zone; 2 lots  
Community Water, Community Sewer  
**Owners:** Howard Tarnoff & Joseph Bailey

Staff recommends approval of this minor subdivision plat pursuant to **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:
  - i. proposed lot line adjustment as a dashed line;
  - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
  - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
  - iv. 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 minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(1) of the subdivision regulations and supports this subdivision record plat.



# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name Crestview / Westgate Plat Number: 22011160  
 Plat Submission Date: 4-20-2011  
 DRD Plat Reviewer: S. Smith  
 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 ok  
 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 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	4-21-11	5-6-11	5-16-11	NO REVISIONS
Research	Bobby Fleury			4-25-11	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey			4-29-11	OK
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): \_\_\_\_\_  
 Final Mylar & DXF/DWG Received: \_\_\_\_\_  
 Final Mylar Review Complete: \_\_\_\_\_  
**Board Approval of Plat:**  
 Plat Agenda: \_\_\_\_\_  
 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 \_\_\_\_\_

Initial

SSS

SSS

SSS

SSS

SSS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date

6-1-13

11-26-13

12-3-13

12-12-13

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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
- b) No additional lots created: OK
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: \_\_\_\_\_
- d) Date sketch plan submitted: 9-23-10
- e) Sketch plan revised or denied within 10 business days: OK
- f) Final record plat submitted within ninety days: YES
- 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: AB-714
- b) Part of lot created by deed prior to June 1 1958: 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: \_\_\_\_\_