

**Plat Name:** Chevy Chase, Section 5  
**Plat #:** 220140110

**Location:** Located in the southeast quadrant of the intersection of Connecticut Avenue (MD 185) and Woodbine Street.  
**Master Plan:** Bethesda-Chevy Chase Master Plan  
**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** Darren Linnartz

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. THE PROPERTY SHOWN HEREON IS APPROVED FOR PUBLIC WATER AND SEWER MATTER 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 PLAT RECORDED.
3. IFS - IRON PIPE FOUND
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON TAX MAP IN 342.
6. 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, SHALL BE DEEMED TO BE INCORPORATED INTO THIS PLAT UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, SHALL BE THE AUTHORITY FOR ANY MODIFICATION OF THIS PLAT.
7. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR PLAT SUBDIVISION APPROVALS CONTAINED IN SECTION 30-201 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 30 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, AS AMENDED BY THE MONTGOMERY COUNTY PLANNING BOARD, AND AS PROVIDED FOR IN SECTION 30-201(A)(1) NO ADDITIONAL PUBLIC USES ARE PROVIDED FOR IN THIS PLAT.
8. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY MATTER AFFECTING THE OWNERSHIP AND USE, NOR ANY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO AFFECT THE DETERMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.

## OWNER'S CERTIFICATE

WE, DARRIN LINNARTZ AND STEPHANIE COLEMAN LINNARTZ, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADAPT THIS PLAT OF SUBDIVISION.

WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON, TO THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES, AS REQUIRED IN ORDER TO BE IN FULL COMPLIANCE WITH THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE, THE UNDERSIGNED, HAVE BEEN ADVISED BY THE MONTGOMERY COUNTY PLANNING BOARD, MONTGOMERY COUNTY, MARYLAND, THAT THE PLAT IS IN FULL COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, EXCEPT AS INDICATED BELOW.

DATE 1/13/14 D. Linnartz WITNESS Stephanie Linnartz

DATE 1/13/14 Stephanie Linnartz WITNESS D. Linnartz

Sandy Spring Bank  
WE, MONTGOMERY, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

DATE 2/13/14 J. H. H. H. H. H. WITNESS J. H. H. H. H. H.

Department of  
Permitting Services  
Montgomery County, Maryland

Date: \_\_\_\_\_

Approved: \_\_\_\_\_

The Maryland National Capital Park and Planning Commission  
Montgomery County Planning Board

Approved: \_\_\_\_\_

M.N.C.P. & P.C. Record File No. \_\_\_\_\_

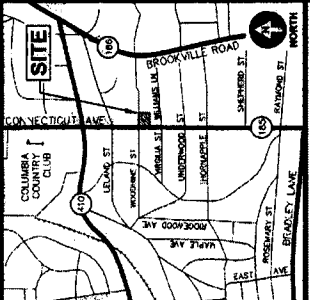
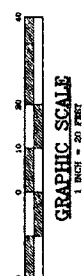
Recorded  
Plat No. \_\_\_\_\_

PLAT TABULATION

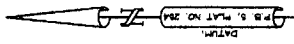
NUMBER OF LOTS	1
NUMBER OF PARCELS	1
AREA OF LOT(S)	14,406 SQ. FT.
AREA OF PARCEL(S)	14,406 SQ. FT.
AREA OF STREET DEDICATION	0
TOTAL AREA	14,406 SQ. FT. (0.328 ACRES)



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VICINITY MAP  
SCALE: 1" = 2000'



PLAT No.

WOODBINE STREET  
50' RIGHT-OF-WAY  
(PER PLAT BOOK 3, PLAT No. 254)

CONNECTICUT AVENUE  
100' RIGHT-OF-WAY  
(MARYLAND ROUTE 165)  
(PER PLAT BOOK 2, PLAT No. 159)

LOT 6  
14,406 SF

STEPHANIE L. LINNARTZ, CO. A  
PART OF LOT 2, BLOCK 4  
CHEVY CHASE, SECTION 5  
MONTGOMERY COUNTY, MARYLAND  
P. 3, PLAT No. 254

ANTHONY LINNARTZ  
PART OF LOT 2, BLOCK 4  
CHEVY CHASE, SECTION 5  
MONTGOMERY COUNTY, MARYLAND  
P. 3, PLAT No. 254

## 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 COMPREHENDED BY LEGAL CERTIFICATE NO. 254, LINNARTZ AND STEPHANIE C. LINNARTZ, BY A DEED DATED JUNE 30, 2009, AND RECORDED JULY 10, 2009 IN LIBER 2636 AT FOLIO 444, ALSO BEING A RESUBDIVISION OF PART OF LOT 2, BLOCK 4, CHEVY CHASE, SECTION 5, MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 14,406 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THIS PLAT ARE TRUE AND CORRECT. I HAVE BEEN LICENSED AS A PROFESSIONAL SURVEYOR OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE 2/13/14 Jeff M. H. H.  
JEFFREY M. HARTMAN  
PROFESSIONAL LAND SURVEYOR  
TD 8522, NO. 3995  
EXPIRATION DATE: JULY 13, 2015

SUBDIVISION RECORD PLAT  
LOT 6, BLOCK 4  
CHEVY CHASE  
SECTION 5

A RESUBDIVISION OF PART OF LOT 2, BLOCK 4

BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' AUGUST, 2013

220/4910

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Cherry Chase, Section 5 Plat Number: 220140110  
 Plat Submission Date: 8/8/13  
 DRD Plat Reviewer: H. M. M. M.  
 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 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	8/14/13	8/30/13		
Research	Bobby Fleury			8/16/13	OK
SHA	Corren Giles				
PEPCO	Bobble Dickey				
Parks	Doug Powell				
DRD	Kelona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):

Initial

Date

Final Mylar & DXF/DWG Received:

HM

9/9/13

Final Mylar Review Complete:

SGS

2-6-14

## Board Approval of Plat:

SGS

2-10-2014

Plat Agenda:

SGS

2/20/2014

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: ok  
yes 1937

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