



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

**MCPB**  
**Item # 1B**  
**3-26-2015**

**MEMORANDUM**

**DATE:** March 17, 2015

**TO:** Montgomery County Planning Board

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

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

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for March 26, 2015

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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:

**220110160** Granby Woods  
**220150500** Edgemoor  
**220150550** Edgemoor

**Plat Name: Granby Woods**  
**Plat #: 220110160**

Location: Located at the terminus of Granby Road, 400 feet east of Shremor Drive.  
Master Plan: Upper Rock Creek Master Plan  
Plat Details: RE-1 zone; 2 lots  
Applicant: Richard Perkins, et al

Staff recommends approval of this minor subdivision plat pursuant to Section **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.

**OWNERS CERTIFICATION**

The undersigned, owner of the property shown herein, hereby adopts this plat of subdivision. The owner will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no suits, liens, mortgages or trusts, affecting the property included in this plat of subdivision, except for certain trusts, and the parties in interest thereto have herein indicated their assent.

Lot 33:  
 Witness: *Cap M. Mudd* Date: 9/19/2013  
 Witness: *Diana Mudd* Date: 9/19/2013  
 Elizabeth M. Grindler

Lot 34:  
 Witness: *Richard H. Perkins* Date: 9/12/13  
 Witness: *Alice E. Capretti* Date: 9/12/13  
 Mortgage Electronic Registration Systems Inc.

*Angie K. Kat* Vice President  
 #MIA: 1003524-03149300-S  
 MERS PHONE: 888-679-6374  
 Richard H. Perkins and Alice E. Capretti  
 Dated at LITTLE ROCK, ARIZONA on 9/12/13  
 and attested to by  
 I, *Angie K. Kat*, Secretary of Mortgage Electronic Registration  
 Systems, Inc. as Secretary for Angus and  
 Elizabeth M. Grindler, LLC as Secretary for  
 Mortgage, LLC as Secretary for  
 MICHIGAN 48501-2006

STATE OF LOUISIANA  
 PARISH OF OUAICHITA  
 On 09/19/13 before me appeared *Angie K. Kat*  
 to  
 personally known, who did say that he/she is the Vice President of  
 Mortgage Electronic Registration Systems, Inc. and that the instrument was  
 signed on behalf of the corporation (or association), by authority from it's  
 board of directors, and that he/she acknowledged the instrument to be the  
 free act and deed of the corporation (or association).

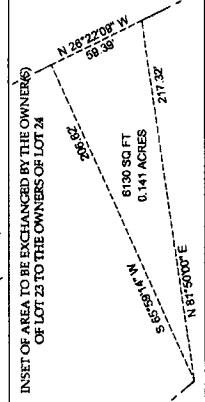
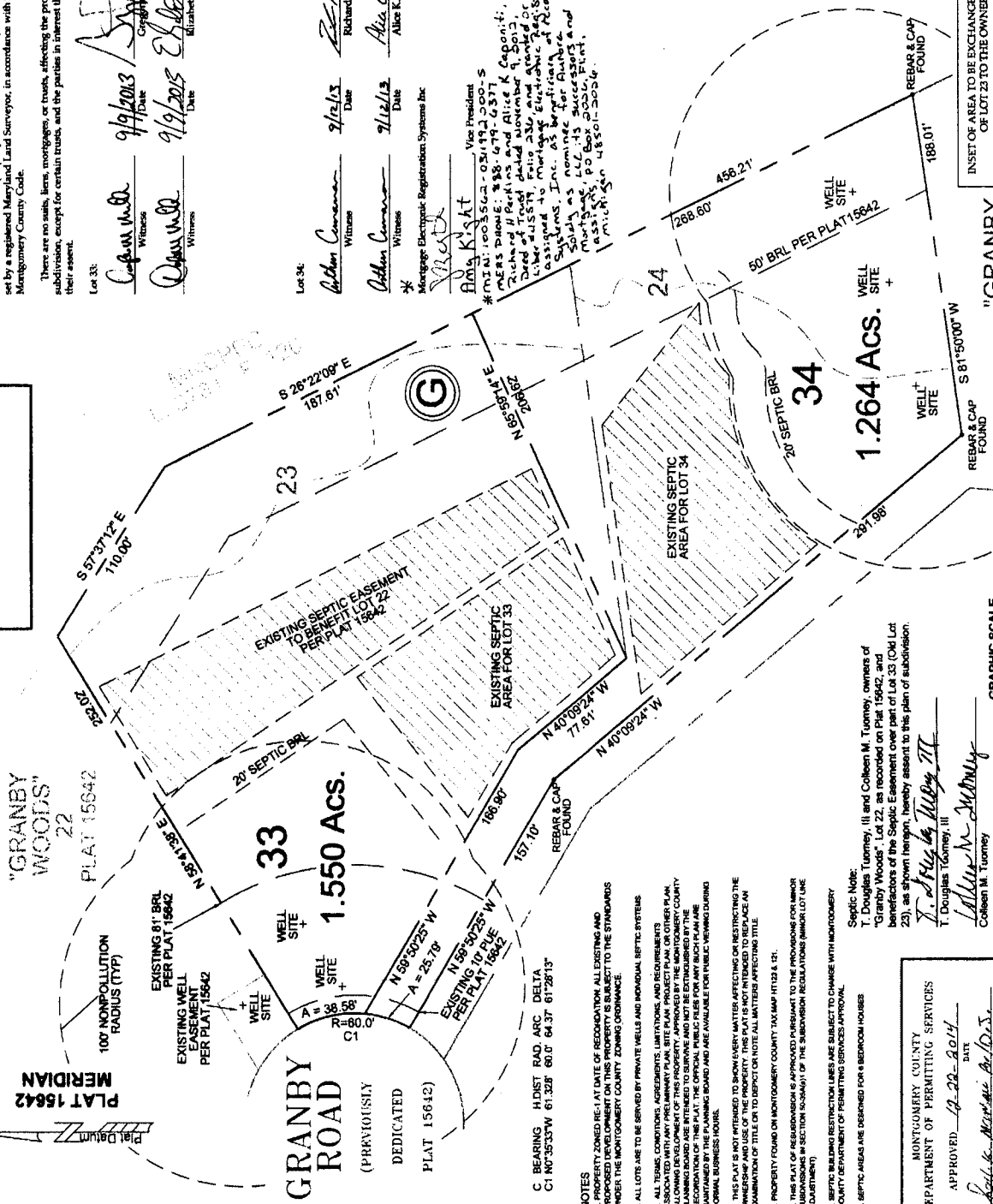
*George A. Cramer* Notary Public  
 LA Notary ID: 48479  
 GEORGE A. CRAMER, Notary Public  
 OUAICHITA PARISH, LOUISIANA  
 MY NOTARY # 48479

**SURVEYORS CERTIFICATION**  
 I hereby certify that the plat shown herein is correct that it is a subdivision of part or all of the land described in the following deeds: 1) from Christopher R. Wierpahl to Gregory R. Grindler and Elizabeth M. Grindler dated October 6, 2006 and recorded in Liber 33133 at Folio 614.21; 2) from Robert Fontana and Anne Stinner, to Richard H. Perkins and Alice E. Capretti, dated June 30, 2005; and 3) from Robert Fontana and Anne Stinner, to Richard H. Perkins and Alice E. Capretti, dated June 30, 2005. The records of GRANBY WOODS, as shown on a plat recorded in Plat Book 135 at Plat 15642, all of which are a part of the records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification herein, all monuments and all property markers and other boundary markers will be set as delineated herein in accordance with the provisions of Section 50-24(e) of Montgomery County Code. The total area included on this plat is 2.814 acres of land of which none is dedicated to the public use.

*John E. Poole, Jr.* DATE: 9/16/13  
 Registered Property Line Surveyor MD#588  
 License Expires 4/3/2015

SUBDIVISION RECORD PLAT  
 LOTS 23 & 34  
 BLOCK G  
 A RESUBDIVISION OF  
 LOTS 23 & 24 BLOCK G  
 ELECTION DISTRICT 8  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1" = 40' JUNE 2010  
**R.K. MADDOX**  
**SURVEYS**  
 4011 BAKER VALLEY ROAD  
 FREDERICK, MARYLAND 21704

PLAT NO.



PLAT TOTALS	2
NUMBER OF LOTS	2,814 ACS
AREA OF LOTS	2,814 ACS
TOTAL AREA SHOWN ON PLAT	2,814 ACS

- NOTES**
- PROPERTY ZONED RE-AT DATE OF REZONATION ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER THE MONTGOMERY COUNTY ZONING ORDINANCE.
  - ALL LOTS ARE TO BE SERVED BY PRIVATE WELLS AND INDIVIDUAL SEPTIC SYSTEMS.
  - ALL TRUSS, CONCRETE, ASBESTOS, LEAD, PESTICIDES, AND OTHER HAZARDOUS MATERIALS ARE TO BE REMOVED AND PROPERLY DISPOSED BY THE OWNER PRIOR TO ANY ALLOWING DEVELOPMENT OF THIS PROPERTY. APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE DISTURBED BY THE SUBDIVISION. THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
  - THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO REPORT OR NOTE ALL MATTERS AFFECTING TITLE.
  - PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP 11122 A 21.
  - THIS PLAT OF RESUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR LOTS SUBDIVISIONS IN SECTION 50-24(A)(1) OF THE SUBDIVISION REGULATIONS (SMALL LOT LINE ADJUSTMENT).
  - SEPTIC BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE WITH MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVAL.
  - SEPTIC AREAS ARE DESIGNATED FOR 8 BEDROOM HOUSES.

Septic Note:  
 T. Douglas Turney, II and Colleen M. Turney, owners of "Granby Woods", Lot 22, as recorded on Plat 15642, and beneficiaries of the Septic Easement over part of Lot 33 (Old Lot 23), as shown herein, hereby assent to this plan of subdivision.  
*T. Douglas Turney, II*  
*Colleen M. Turney*

MONTGOMERY COUNTY  
 DEPARTMENT OF PERMITTING SERVICES  
 APPROVED: 12-22-2013 DATE  
*Scott M. McPherson, Jr., Director*

PLAT	DATE
CHAIRMAN	ASST. SECRETARY-TREASURER
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD APPROVED	

220110160