



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

MCPB
Item # 1B
10-22-2015

MEMORANDUM

DATE: October 13, 2015

TO: Montgomery County Planning Board

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

FROM: Stephen Smith, Senior Planner *SSS*
Jay Beatty, Planner *JRB*
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for October 22, 2015

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:

220151540 West Chevy Chase Heights

220151610 Kensington Park

Plat Name: West Chevy Chase Heights
Plat #: 220151540

Location: Located on the north side of West Virginia Avenue, 70 feet west of Lynbrook Drive

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Applicants: Jonathan and Kristin Cohen

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 CERTIFICATION

We, Jonathan Alan Cohen and Kristin Jensen Cohen, owners of this property shown and included hereon, hereby:

Adopt this plat of subdivision,

Grant a 10' public utilities easement (P.U.E.), as shown, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies.

We or our successors and assigns will cause property corner markers to be set by a Maryland Licensed Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations).

There are no suits, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision, except for a certain Deed of Trust Recorded among the Land Records of Montgomery County, Maryland in Liber 50314 at Folio 410 and the Lender has indicated their assent to this plat of subdivision below.

Date: 5/15/2015 Owner: Jonathan Alan Cohen

Kristin Jensen Cohen
Kristin Jensen Cohen

We hereby assent to this plat of subdivision: Jaqueline F. Gerhart, Vice President
Sandy Spring Bank

Date: 9/17/2015 By: Jaqueline F. Gerhart

SURVEYOR'S CERTIFICATION

I hereby certify that the survey information shown hereon is correct:

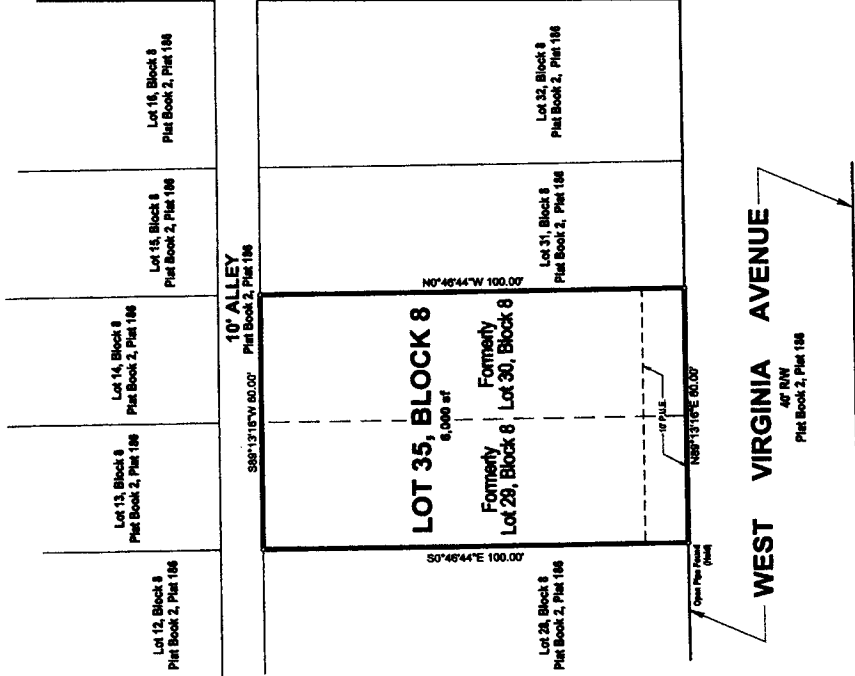
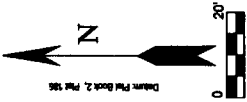
that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland;

that this plat is a subdivision of that real property conveyed by Amanda M. Lasko and Andrew L. Lasko to Jonathan Alan Cohen and Kristin Jensen Cohen by Deed, dated April 24, 2015, recorded among the Land Records of Montgomery County, Maryland in Liber 50314 at Folio 404, said real property being Lots 29 and 30 in Block 8, as shown in their entirety on a Subdivision Record Plat recorded among said Land Records, March 31, 1916, in Plat Book 2 as Plat 186, and

that property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations) if so engaged.

The total area included in this plat of subdivision is 6,000 square feet or 0.1377 of an acre. There is no area being dedicated to public use by this plat.

Date: 5/15/2015 John R. Witmer
JOHN R. WITMER
Professional Land Surveyor
Maryland No. 10668
MDDLRLR expiration 11/29/2015



LYMBROOK DRIVE
Variable Width Right of Way

PLAT NO.

NOTES

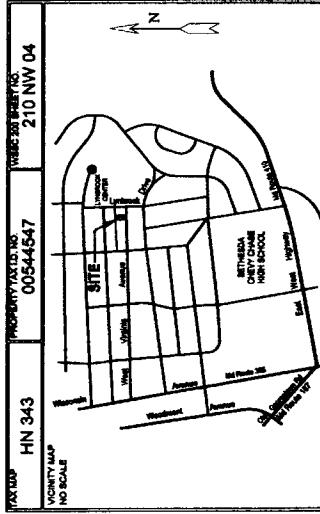
The property included on this subdivision plat is currently zoned R-60. The property included in this subdivision is served by Public water and sewer service.

This subdivision record plat is not intended to show every matter affecting or resting on the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting title.

All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat as approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.

This plat is in conformance with the requirements of Section 50-35A of the Montgomery County Code (Subdivision Regulations) which provide for the consolidation of two or more lots or parts of lots being re-platted as a single lot per Section 50-35A(e)(3) thereof.

and Plat Book 2, Plat 186
per Plat Book 2A, Plat 1243



SUBDIVISION RECORD PLAT

LOT 35, BLOCK 8
WEST CHEVY CHASE HEIGHTS
A RESUBDIVISION OF LOTS 29 AND 30, BLOCK 8
7th (BETHESDA) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
Land Surveying, Land Planning & Design
1801 Woodrow Ave., Suite 200, MD 20910
Tel: (301) 740-1100 Fax: (301) 740-0000 Email: john.witmer@witmer.com

SCALE	1" = 20'	DATE	JUNE, 2015	WALLC. INDUSTRY NO.	03742 F	SHEET NO.	1 of 1
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APPROVAL INFORMATION CHART	
Tax Map	HNSAS
WSSC Ghd	210NW04
Zoning	R-40
Approved Preliminary Subdivision Plan	N/A
Approved Site Plan	N/A
Approved Forest Conservation Plan	N/A
Forest Conservation Exemption	N/A

APPROVED: October 2, 2015
BY: Director
DIRECTOR

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
THE MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____ SECRETARY-TREASURER
CHAIRMAN _____
M.N.C.P. & P.C. RECORD FILE NUMBER