



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



**MCPB**  
**Item # 1B**  
**6-2-2016**

**MEMORANDUM**

**DATE:** May 24, 2016

**TO:** Montgomery County Planning Board

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

**FROM:** Stephen Smith, Senior Planner   
Jay Beatty, Planner   
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 June 2, 2016

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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:

**220160400 Chevy Chase, Section 2**

**Plat Name:** Chevy Chase, Section 2  
**Plat #:** 220160400

**Location:** Located on the south side of East Melrose Street, 200 feet east of Brookville Road (MD 186).

**Master Plan:** Bethesda - Chevy Chase Master Plan

**Plat Details:** R-60 zone, 1 lot

**Applicant:** William Burck

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(3)** of the Subdivision Regulations, which states:

**50-35A(a)(3) 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 IS SERVED BY PUBLIC WATER AND SEWER.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. SEE REAR FOUND IRON PIN WITH CAP SET FOR THE LOCATION OF THE CURB AND GUT FOUND.
4. THIS PROPERTY IS SHOWN ON TAX MAP INBA.
5. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 200 NN 04.
6. FLOOD ZONE "X" PER F.E.P.A. FIRST MAPS, COMMUNITY PANEL NUMBER 240910606D.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THIS PROJECT SHALL BE GOVERNED BY THE PLANNING BOARD'S APPROVED PLANNING BOARD RESOLUTIONS AND ORDINANCES, AS WELL AS THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR TINY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, WHICH CHAPTER 50 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS PROVIDES FOR THE CONSOLIDATION OF TWO LOTS INTO A SINGLE LOT, AS PROVIDED FOR IN SECTION 50-50A(1)(5).
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER OF RECORD AFFECTING THE PROPERTY, BUT IS INTENDED TO SHOW THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE A COMPLETE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

**OWNERS' CERTIFICATE**

WE, KILLIAN A. BURCK AND ANTEE V. BURCK, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AS SET FORTH IN THE FOREGOING, TO BE A PUBLIC UTILITY EASEMENT, SHOWN HEREIN AS "60' RIGHT-OF-WAY EAST MELROSE STREET (PER PLAT BOOK 2, PLAT NO. 106)". WE HEREBY CERTIFY THAT WE HAVE BEEN ADVISED BY A PROFESSIONAL SURVEYOR THAT THE PLAT CONFORMS TO ALL APPLICABLE REGULATIONS AND REQUIREMENTS, AND THAT THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREIN, EXCEPT AS INDICATED BELOW.

DATE 1/18/16 William A. Burck WITNESS  
 DATE 1/18/16 Annee V. Burck WITNESS

**LOT 26**

THE FIRST SAVINGS MORTGAGE CORPORATION, HOLDERS OF A CERTAIN DEED OF TRUST MORTGAGE ON THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY CONSENT TO THIS PLAT OF SUBDIVISION.

DATE 1/18/16 David A. Alden WITNESS  
 President

Department of  
 Planning and Zoning  
 Montgomery County, Maryland

Date 1/17/16  
 Approved: [Signature]

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

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

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

**PLAT TABULATION**

|                           |                             |
|---------------------------|-----------------------------|
| NUMBER OF PARCELS         | 1                           |
| AREA OF LOT(S)            | 22.05 SQ. FT.               |
| AREA OF STREET DEDICATION | 0                           |
| TOTAL AREA                | 22.05 SQ. FT. (0.506 ACRES) |

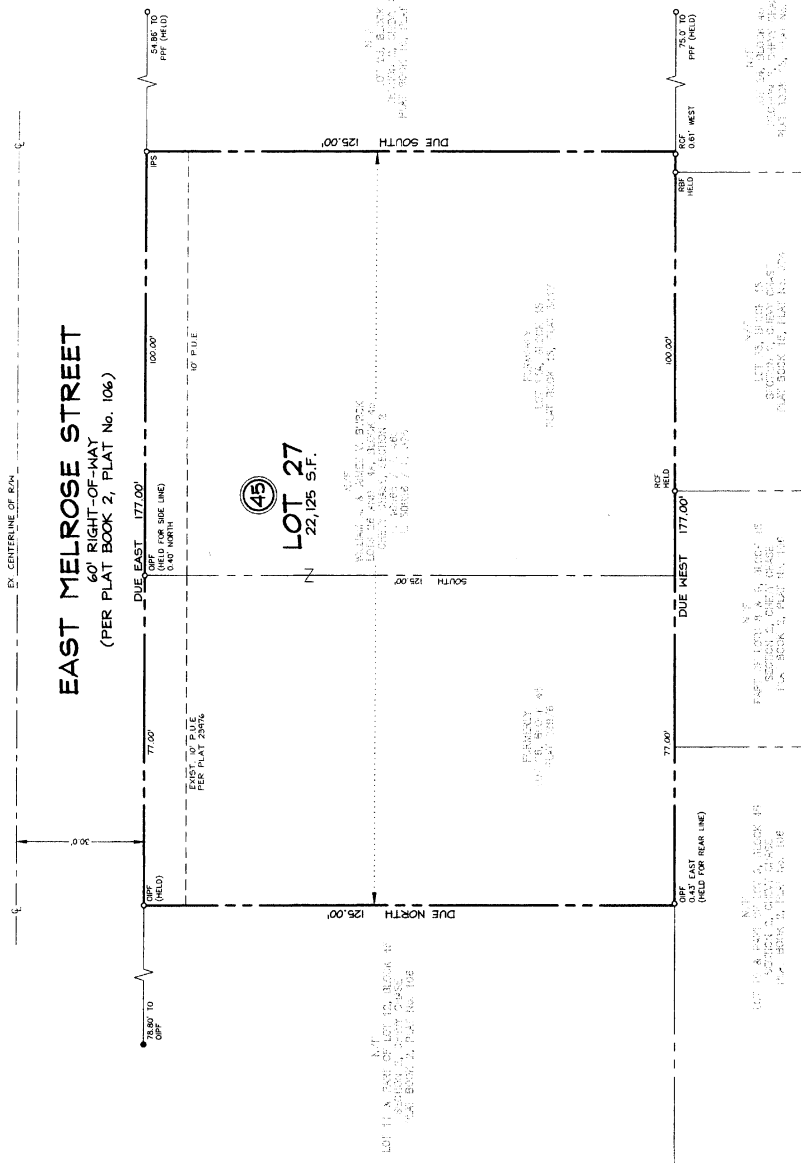
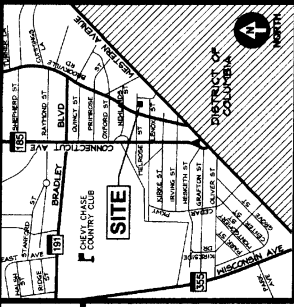
220160400

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND THAT THE SAME IS IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE 1/18/16  
 JEFFREY ALLEN MANTON  
 LICENSED PROFESSIONAL SURVEYOR  
 MD REG. NO. 2188  
 EXPIRATION DATE: JULY 19, 2017

PLAT No.



SUBDIVISION RECORD PLAT  
 LOT 27, BLOCK 45

**CHEY CHASE, SECTION 2**

A RESUBDIVISION OF LOTS 26 & 14A, BLOCK 45  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20'

10 South Bentz Street  
 Bethesda, MD 20814  
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 www.casengineering.com  
 info@casengineering.com



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