



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

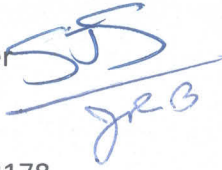
**MCPB**  
**Item # 1B**  
**5-26-2016**

**MEMORANDUM**

**DATE:** May 18, 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 May 26, 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:

**220160550 Edgemoor**

**Plat Name:** Edgemoor  
**Plat #:** 220160550

**Location:** Located on the south side of Wilson Lane (MD 188), 250 feet west of Exeter Road.

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

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

**Applicant:** Brad Rozansky

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. THIS PROPERTY IS SHOWN ON THE MAP IN 122.
4. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 201 041 06.
5. FLOOD ZONE "X" FOR F.E.P.A. FIRM MAPS, COMMUNITY PANEL NUMBER SUBORDINATE.
6. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING PLANNING BOARD AND APPROVED TO SURVIVE UNLESS INDICATED BY THIS CERTIFICATION. THE BOARD'S OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY BUSINESS HOURS.
7. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR PLANNING BOARD APPROVALS CONTAINED IN SECTION 80-303 OF THE MONTGOMERY COUNTY SUBDIVISION ACT AND INVOLVES THE CONSOLIDATION OF TWO PARTS OF LOTS INTO A LOT, AS PROVIDED FOR IN SECTION 80-304(G)(5).
8. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER OF RECORD AFFECTING THE PROPERTY, BUT IS INTENDED TO SHOW THE CHANGES AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPLECT OR NOTE ALL MATTERS AFFECTING TITLE.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A RESUBDIVISION OF THE PROPERTY SHOWN ON THE PLAT RECORDED IN SECTION 80-303 OF THE MONTGOMERY COUNTY SUBDIVISION ACT, DECEMBER 3, 2001 INTO BRADLEY ROZANSKY AND KATHRYN ROZANSKY, BY A DEED DATED MARCH 18, 2016, AND RECORDED MARCH 31, 2016, IN SECTION 80-303 OF THE MONTGOMERY COUNTY SUBDIVISION ACT, PART OF LOT 4, BLOCK 4, EDGEMOOR, AS RECORDED IN PLAT BOOK 3, PLAT 204, AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HAVE EXAMINED THE PLAT AND THE TOTAL AREA INVOLVED IN THIS PLAT IS 17,251 SQUARE FEET. I HAVE ALSO EXAMINED THE RECORDS AND SHOWN HEREON IN ACCORDANCE WITH SECTION 80-304(F) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

3/29/16 *John Allen Hurd*  
 DATE John Allen Hurd  
 SURVEYOR  
 PROFESSIONAL LAND SURVEYOR  
 EXPIRATION DATE: JULY 15, 2017

**OWNERS' CERTIFICATE**

WE, BRADLEY ROZANSKY AND KATHRYN ROZANSKY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF RESUBDIVISION.

BRADLEY ROZANSKY  
 KATHRYN ROZANSKY  
 DATE 3/29/16

WE HEREBY MAKE HOLDERS OF A CERTAIN DEED OF TRUST DATED MARCH 21, 2016, AND RECORDED ONCE 31, 2016, IN LIBER 15110 AT FOLIO 431 HEREBY CONSENT TO THIS PLAT OF RESUBDIVISION.

4/6/16 *Anna R. Kline*  
 DATE Anna R. Kline  
 SENIOR VICE PRESIDENT

**PLAT TABULATION**

NUMBER OF LOTS	1
NUMBER OF PARCELS	0
AREA OF PARCELS (SQ. FT.)	0
AREA OF STREET DEDICATION	0
TOTAL AREA	17,251 SQ. FT. (0.39 ACRES)

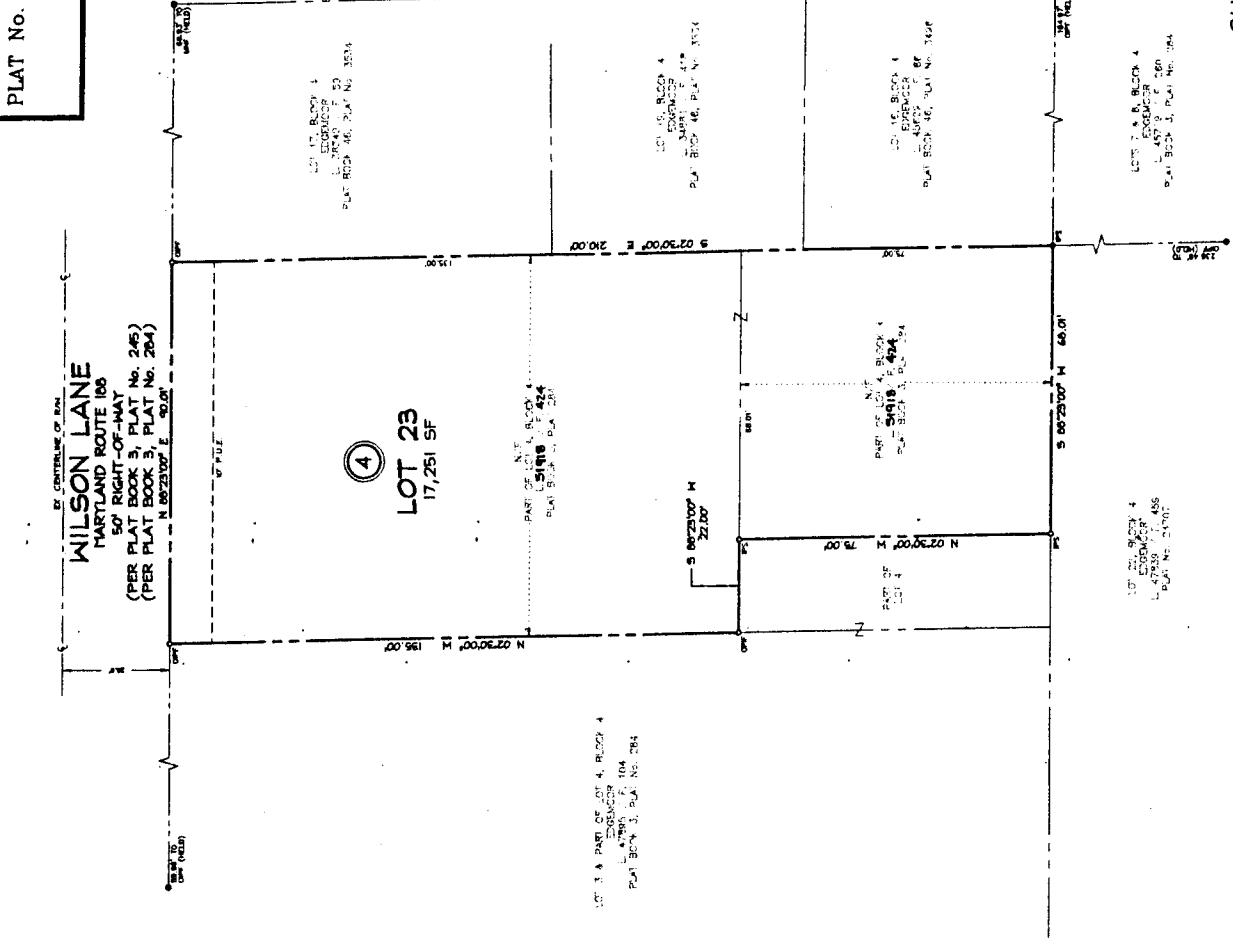
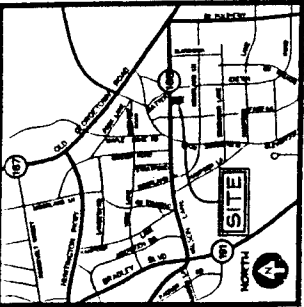
Department of Permitting Services  
 Montgomery County, Maryland

Date March 29, 2016  
 Approved: *Deanna St. Jones*

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

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

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



SUBDIVISION RECORD PLAT  
 LOT 23, BLOCK 4  
**EDGEMOOR**  
 A RESUBDIVISION OF TWO PARTS OF LOT 4, BLOCK 4  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20' DECEMBER, 2015

**COAS ENGINEERING**

10 South Bank Street  
 Frederick, Maryland 21701  
 301-807-8021 (office)  
 301-807-8045 (fax)  
 info@coas-engineering.com

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