

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Item # 9

M E M O R A N D U M

DATE: September 14, 2001
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Planning Department
(301)495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for September 20, 2001.

Attached are copies of plan drawings for Items #06, #07, #08, #09, #10. These subdivision items are scheduled for Planning Board consideration on September 20, 2001. The items are further identified as follows:

Agenda Item #06 - Preliminary Plan 1-01070
Lerner Property

Agenda Item #07 - Preliminary Plan 1-94002
Cramer Property

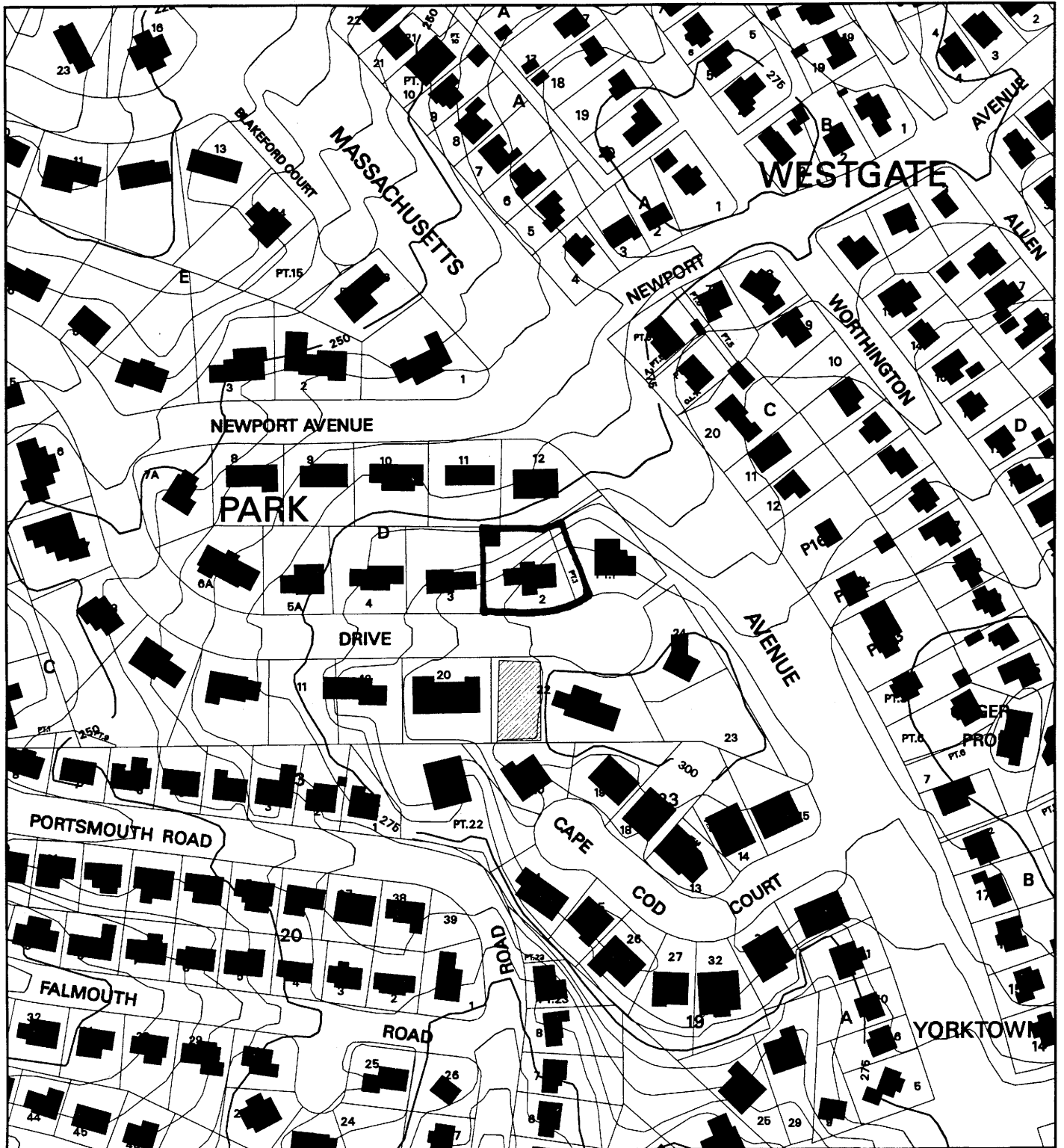
Agenda Item #08 - Preliminary Plan 1-01079
King-Middlebrook Hill

Agenda Item #09 - Subdivision Regulation Waiver SRW-02001
Sumner Park

Agenda Item #10 - Subdivision Regulation Waiver SRW-01002
Cloppers Mill West

Attachment

VICINITY MAP FOR
SUMNER PARK (SRW-02001)



Map compiled on September 13, 2001 at 4:56 PM | Site located on base sheet no - 206NW05

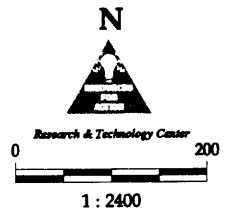
NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

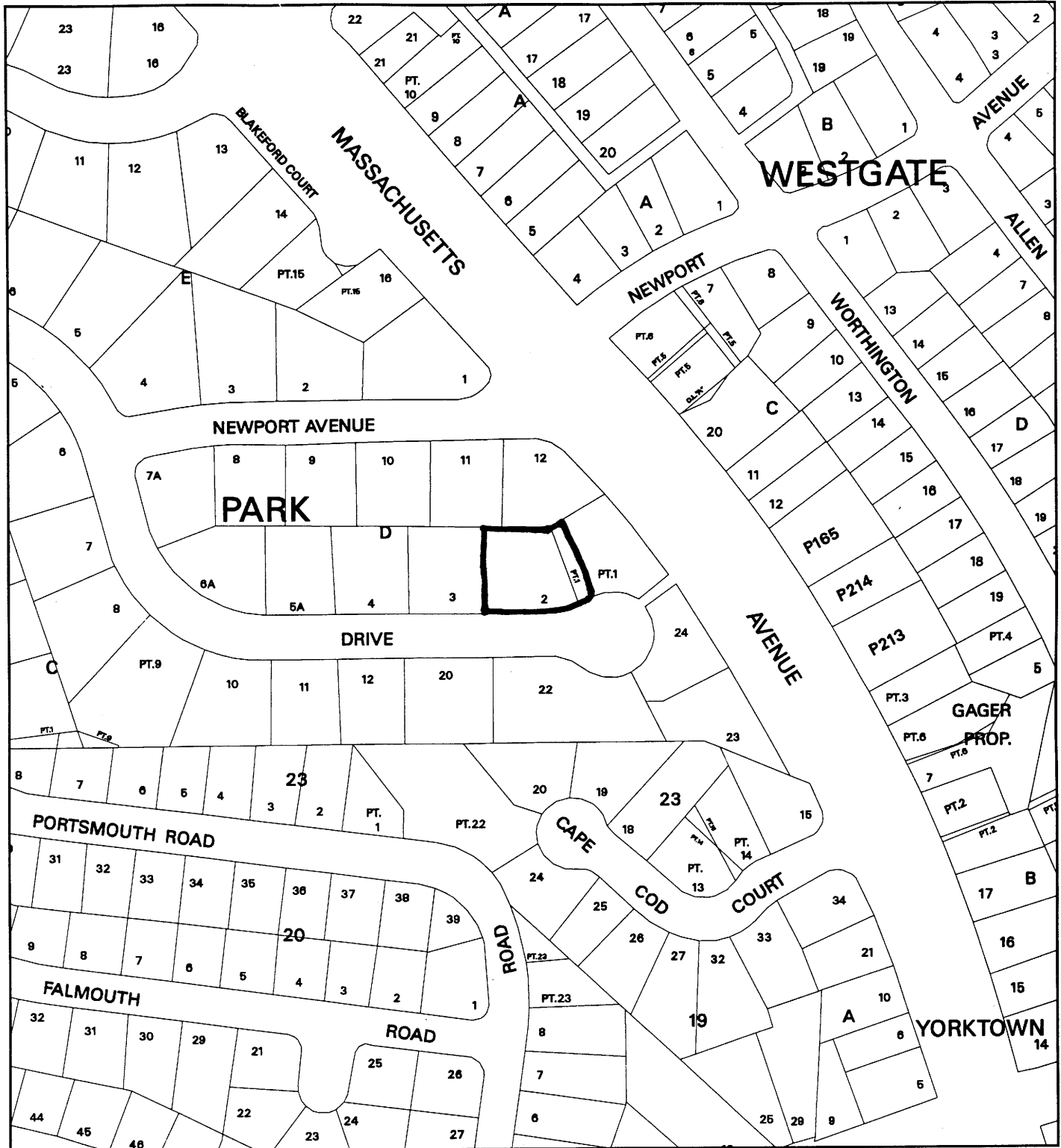
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



VICINITY MAP FOR
SUMNER PARK (SRW-02001)



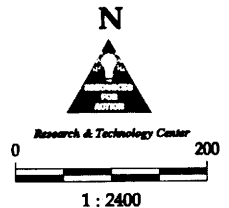
Map compiled on September 13, 2001 at 4:52 PM | Site located on base sheet no - 206NW06

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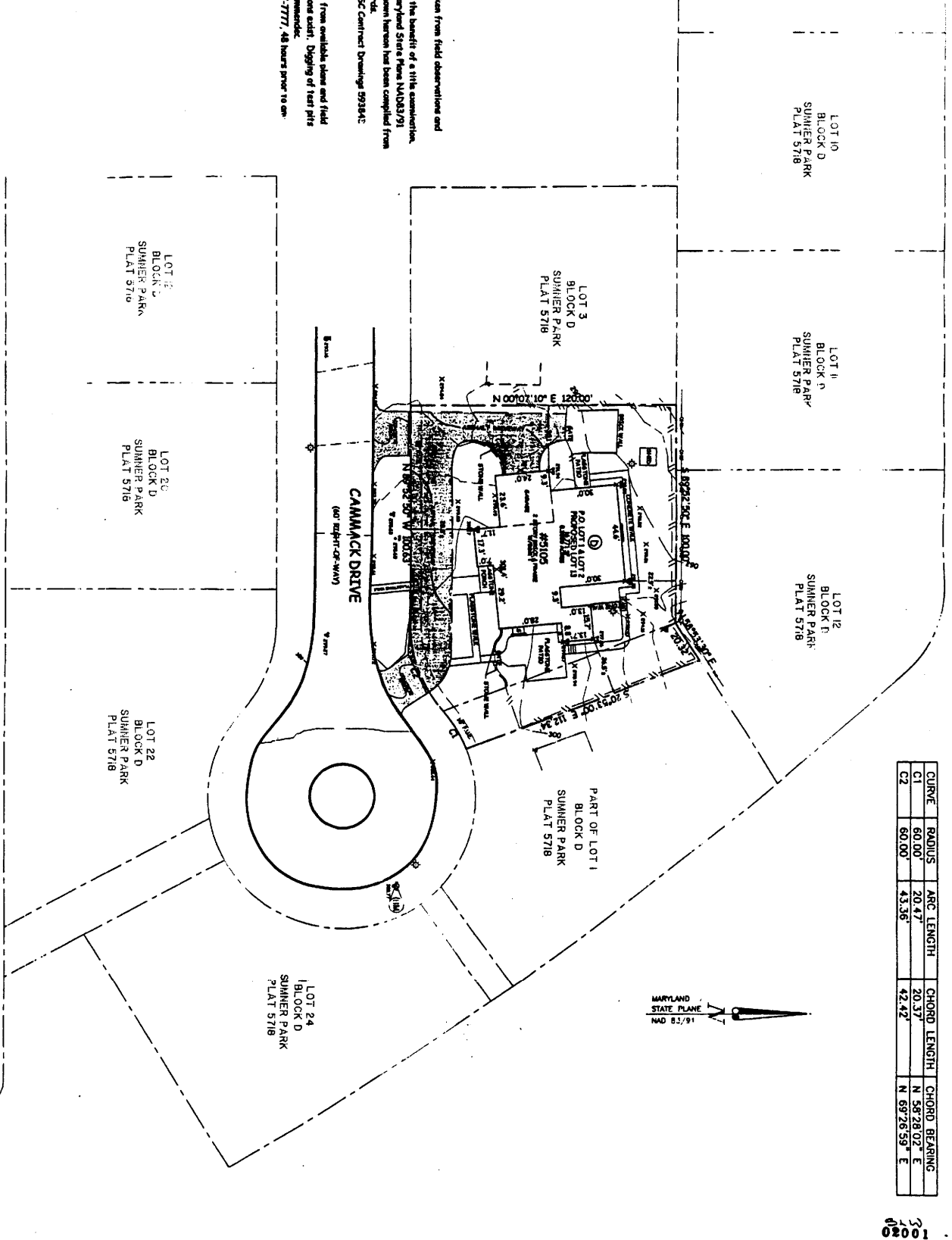
VICINITY MAP
SCALE 1"=200'

General Notes

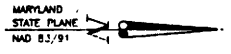
1. Property Data
Legal Reference: Lot 2 & P.O. Lot 1
Lot Area: 16,771 Sq.Ft., 0.3800 Acres
Tax Map: HM122-HM12
Zoning: R40
Waterfront: Little Fall Branch
WSSC 200 sheet: 206ANW5
ADC Map Page: 40 Grid J4
Water and Sewer Categories: VI, S1
2. Existing Site Data
Property lines shown hereon were taken from field observations and available records.
This plan has been prepared without the benefit of a title examination.
Horizontal datum shown hereon is Maryland State Plane NAD83/91.
Topography and existing features shown hereon has been compiled from field observations and available records.
Vertical Datum shown hereon is WSSC Contract Drawing 99384C.
3. Utilities Data
Utilities locations shown hereon are from available plans and field observations where surface indications exist. Digging of test pits at all future utility crossings is recommended.
Contact "Miss Utility" at 1-800-257-7777, 48 hours prior to excavation or construction.

LEGEND

- ▣ FRONT YARD EASEMENT
- ▣ SIDE YARD EASEMENT
- ▣ LOT INTERIOR
- ▣ UTILITY
- ▣ LOT AREA
- ▣ WATER METE
- ▣ GROUND
- ▣ LAND/NEW SEWER MANHOLE
- ▣ EXISTING SEWER
- ▣ EXISTING WATER
- ▣ EXISTING EASEMENT



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	60.00'	20.47'	20.37'	N 58°28'02" E
C2	60.00'	43.36'	42.42'	N 69°26'55" E



DATE: 7/1/24
DRAWN BY: [Name]
CHECKED BY: [Name]

SUBDIVISION WAIVER SKETCH

LOT 2, PT. OF LOT 1, BLOCK 'D'
SUMMER PARK
PLAT #5718
MONTGOMERY COUNTY, MARYLAND



O'Connell & Lawrence, Inc.
Construction Consultants, Engineers, Surveyors
17914 George Avenue, Suite 102
Olney, Maryland 20822
Tel: (301) 924-4770 • Fax: (301) 924-9877

10030

July 24, 2001

Sumner Park
Lot 2 and Part of Lot 1, Block D, Tax Map HM122
5105 Cammack Drive
Bethesda, Maryland 20817

Justification Letter

At the request of the owner of the property, we hereby request a variation from the provisions of Chapter 50, under Section 50-38(a)(1)"Hardship", for the subject property noted above.

The subject property consists of a full recorded lot plus part of a recorded lot purchased in 1975. The owner is restricted in his ability to obtain building permits for improvements to his property due to the unconsolidated condition of the property. The proposed addition to the existing house would adhere to current R-60 setbacks and zoning requirements and would generate no more additional trips. The owner is willing to consolidate the property, but feels that to conform fully to the subdivision regulations would cause singular and unnecessary hardship.

The subject property is a 16,795 square foot lot with an existing single family house, built in 1962. The property is known as Lot 2 and part of Lot 1, Block D, of the Sumner Park Subdivision, Plat Book 64, Plat 5718 on Tax Map HM122 and is currently zoned R-60. Our client obtained part of lot 1 in a deed dated 1975(A copy of the deeds and plat are enclosed).

Should you have any questions regarding this matter, please feel free to call me at 301-924-4570.

Very truly yours,
O'Connell & Lawrence, Inc.



Bruce Abbott
Project Manager

PLAT No 5718

Area dedicated for Streets and Paths is 261,115 sq.ft. or 5.994 ac.
 Area dedicated for widening of Mass. Ave and Service Drive is 71934 sq.ft. or 1.651 ac.

OWNERS' DEDICATION

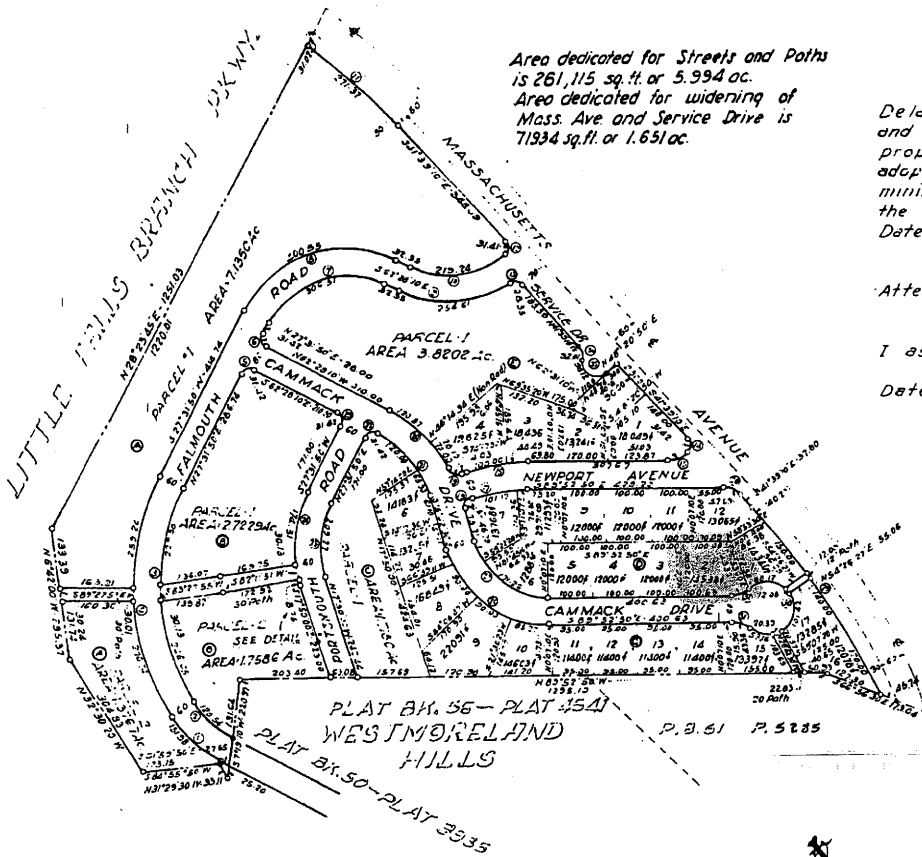
We, W.C. & A.N. Miller Development Co., a Delaware Corp. by Allison N. Miller, President and Lewis W. Machir, Secretary, owners of the property shown and described herein hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets and paths to public use.
 Date: June 5, 1959

W.C. & A.N. MILLER DEVELOPMENT CO.

Attest: *Lewis W. Machir* - By: *Allison N. Miller*
 Lewis W. Machir, Secretary Allison N. Miller, President

I assent to this plan of subdivision.

Date: June 5, 1959 *Ralph V. Driver*
 Ralph V. Driver
 (Surviving Trustee)



CURVE DATA					
NO	RAD	Δ	ARC	TAN	CHD. CHD. BEARING
1	290.00	30°01'40"	151.98	77.6	150.25 N46°59'00"W
2	230.00	30°01'40"	120.54	61.63	119.16 N46°59'00"W
3	445.02	59°30'00"	503.66	272.21	481.35 N02°13'10"W
4	545.02	59°30'00"	565.99	311.50	540.90 N02°13'10"W
5	20.00	90°00'00"	31.42	20.00	28.28 N72°31'50"E
6	20.00	90°00'00"	31.42	20.00	28.28 N72°31'50"E
7	195.00	90°00'00"	306.31	195.00	275.77 N72°31'50"E
8	235.00	90°00'00"	400.35	255.00	360.42 N72°31'50"E
9	241.57	60°23'20"	234.61	140.57	242.99 N07°20'10"E
10	181.57	60°23'20"	179.24	125.22	206.16 N07°20'10"E
11	1342.00	35°03'	271.37	136.15	270.90 S47°26'45"E
12	20.00	90°00'00"	31.42	20.00	28.28 N03°20'10"E
13	20.00	90°00'00"	31.42	20.00	28.28 N03°20'10"E
14	20.00	90°00'00"	31.42	20.00	28.28 N03°20'10"E
15	70.00	41°41'20"	51.03	26.71	49.91 N63°16'00"E
16	523.06	15°49'40"	144.49	72.71	144.23 N82°12'20"E
17	463.06	15°49'40"	127.92	64.37	127.51 N82°12'20"E
18	20.00	90°00'00"	31.42	20.00	28.28 N29°17'30"E
19	20.00	90°00'00"	31.42	20.00	28.28 N29°17'30"E
20	291.46	37°31'20"	190.87	99.00	187.68 S43°42'30"E
21	281.46	46°45'40"	188.90	100.07	188.70 S39°05'20"E
22	20.00	90°00'00"	31.42	20.00	28.28 N72°31'50"E
23	20.00	90°00'00"	31.42	20.00	28.28 N72°31'50"E
24	263.27	45°21'50"	213.19	117.54	207.67 N04°50'55"E
25	209.27	45°21'50"	163.69	87.46	161.40 N04°50'55"E
26	220.44	74°10'20"	293.73	179.68	275.50 S52°47'40"E
27	168.44	74°10'20"	218.05	127.23	203.14 S52°47'40"E
28	50.00	48°13'40"	42.08	22.38	40.86 S65°46'00"E
29	1820.00	16°07'37"	512.27	257.84	510.58 S33°35'20"E
30	60.00	262°53'00"	275.22	-66.03	59.00 N 0°07'10"E
31	60.00	41°24'34"	43.36	22.68	42.43 S69°10'33"E
32	60.00	41°24'34"	43.36	22.68	42.43 N69°24'55"E

ENGINEERS' CERTIFICATE

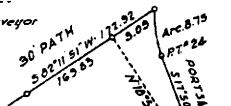
We hereby certify that the plan shown hereon is correct, that it is a subdivision of all the land conveyed to M.C. and A.N. Miller Development Co. by the following deeds: (1) from Smoot Properties Inc. by deed dated June 1, 1950 and recorded in Liber 1386 of Folio 537, (2) from Louis E. Smoot by deed dated June 1, 1950 and recorded in Liber 1386 of Folio 543, (3) from Smoot Sand and Gravel Corp. by deed dated June 1, 1950 and recorded in Liber 543 of Folio 540 all among the Land Records of Montgomery County, Maryland and that iron pipes marked thus are in place as shown hereon

Date: June 20, 1959

Maddox & Hopkins
 By: *[Signature]*
 Page F. Hopkins
 Professional Engineer & Land Surveyor
 Maryland No 1585



NO	RAD	Δ	CHD. BEARING	CHORD	TAN
34	5700	26.01	48°55'40"	5102	17.08
35	5700	26.01	139°33'40"	6544	100.42



BLOCKS A-B-C-D & E
SUMNER PARK
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=200'
 APRIL, 1959

Maddox & Hopkins - Engineers
 Silver Spring, Maryland

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: JUNE 24, 1959
[Signature] CHAIRMAN
[Signature] SECRETARY-TREASURER
 M-N.C.P.&P.C. RECORD FILE NO 171-17

FOLDER NO: 28-310
 ORDER NO: 58-2126
 ZONE:
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

POINT 'N'
 DETAIL

