

PLAT NO. 220060440

Roberts H. McNeill's Add. To Silver Spring

Located on the east side of Deerfield Avenue, approximately 200 feet northwest of Dale Drive

R-60 Zone, 2Lots

Community Water, Community Sewer

Master Plan Area: Eastern Silver Spring

Arbor Home, L.L.C., Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120060440, formerly 1-06044, as approved by the Board; and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the preliminary plan.

RECORD PLAT REVIEW SHEET

Plat Name: to Silver Springs Park **Plat File Number:** 2-06044
Submission Date: 9/8/05 **Due Date:** 10/10/05
DRD Plat Reviewer: Dolores Kinney **DRD Prelim. Plan Reviewer:** Cathy Conlon

Initial DRD Review:

Signed Preliminary Plan: Date 8/4/05 Checked: Initial Dmk Date 9/23/05
 Planning Board Opinion: Date 7/6/05 Checked: Initial Dmk Date 9/23/05
 Site Plan Required For this Development? Yes No Verified By: Dmk (Initial)
 Site Plan Name: N/A Site Plan Number: N/A
 Planning Board Opinion: Date - Checked: Initial TA Date 1/25/06
 Site Plan Signature Set: Date - Checked: Initial TA Date 1/25/06
 Lot #'s & Layout Lot Area Zoning Bearings & Distances Coordinates Plan #
 Road/Alley Widths Easements Open Space N/A Non-standard BRLs N/A Adjoining Land
 Vicinity Map Septic/Wells N/A TDR note N/A Surveyor Cert. Owner Cert. Tax Map
 Child Lot Note N/A
 Site Plan Reviewer Plat Approval: Checked N/A Initial N/A Date N/A

Agency Reviews Req'd	Reviewer	Date Sent	Date DUE	Date Rec'd	Comments
Envir.	S. Fedexline	9/24/05	10/10/05		
Research	Bobby Fleury			9/27/05	OIC
St. Hwy.	Doug Mills			N/A	No comment provided
DPS	Granville Campbell			N/A	Review separately
PEPCO	Jose Washington				OK
Parks	Doug Powell			N/A	N/A
DRD	Steve Smith			10/7/05	See plat

Final DRD Plat Review:

DRD Review Complete: Initial Dmk Date 10/23/05
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified - (Pick up Mark-up): _____
 Final Mylar w/Mark-up & PDF Rec'd: TA 1/20/06
Board Approval of Plat: TA
 Plat Agenda: _____
 Planning Board Approval: _____
 Chairman's Signature: _____
DPS Approval of Plat: _____
 Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____
Plat Reproduction: Initial _____ Date _____
 Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Send to Courthouse for Recordation: _____

No. _____

SURVEYOR'S CERTIFICATION

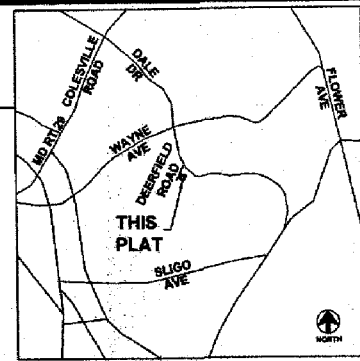
I hereby certify that the plat shown hereon is correct; that it is a subdivision of the land described in deed from Edwin Oaks, William Oaks, and Lenora Jean Ekman, Trustees of the Alma B. Oaks Living Trust to Arbor Homes, LLC, dated September 15, 2004 and recorded in Liber 29321 at Folio 200; it is also a resubdivision of Lot 4 Block A, "Robert H. McNeill's Addition to Silver Spring Park" as per plat recorded in Plat Book 3, Plat 263, and Part of Lot 1, Block Eye, Section 5, "Sligo Park Hills", as per plat recorded in Plat Book 11, Plat 787, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of Montgomery County Code. The total area included on this plat is 17,363 square feet of land, there is no new dedication to the public use.

Thomas A. Maddox
 Thomas A. Maddox - Date
 Registered Professional Land Surveyor
 MD #10850

N.484300
 E.1307600

N.484300
 E.1307600

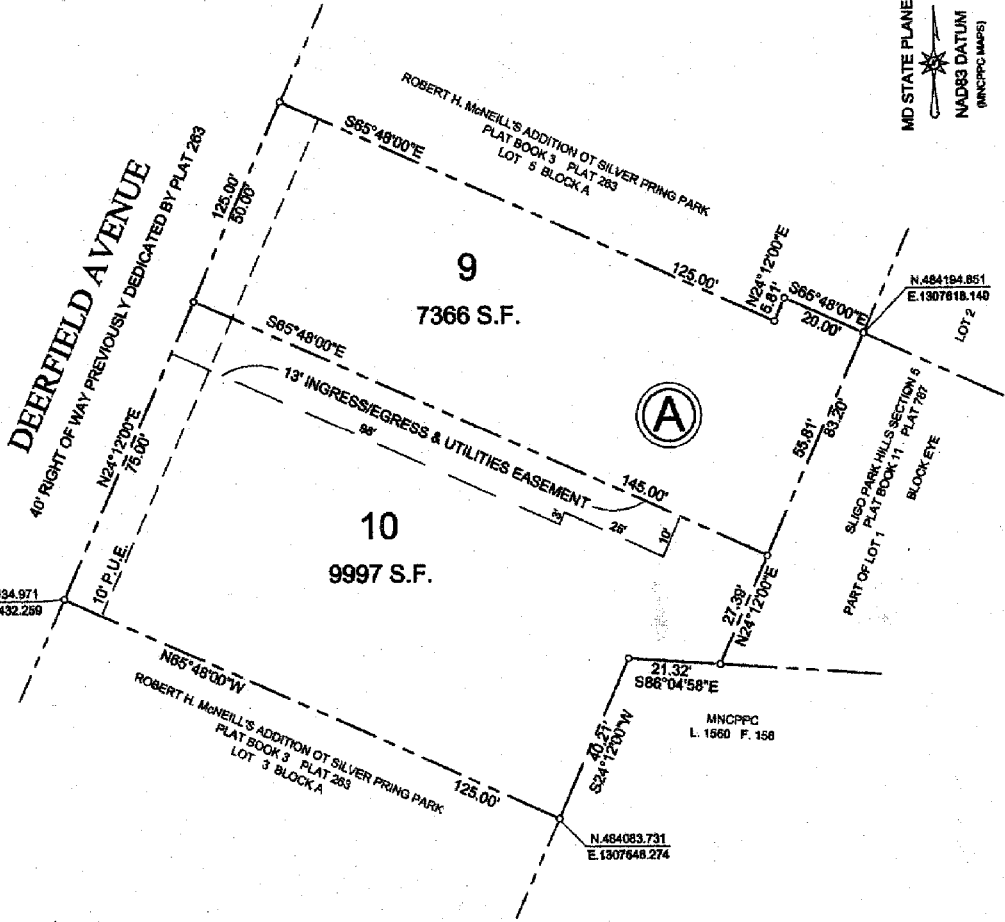
PLAT NO.



VICINITY MAP
 SCALE: 1" = 2,000'

NOTES

1. PROPERTY ZONED R-40 AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
2. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER. CATEGORIES 2-4, W-1.
3. THIS PLAT LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 1-05098, ENTITLED "MCNEILL'S ADDITION", APPROVED BY THE PLANNING BOARD ON 06/12/05. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
5. 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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP UNS3 W/3.S.C. 2210W01.



OWNER'S CERTIFICATION

The undersigned, owners of the property shown hereon, hereby adopt this plan of subdivision, establish and grant to Montgomery County, Maryland, a temporary slope easement parallel and adjacent to the dedicated street(s) to the front building restriction line or as shown. Such slope easements shall be automatically extinguished after all public improvements have been lawfully completed and accepted for maintenance by Montgomery County, Maryland or other acceptable public agency, grant an Ingress/Egress/Utilities Easement to our successors, heirs and assigns, grant a Public Utilities Easement shown hereon as (10' P.U.E.) to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3634 at Folio 314 among the Land Records of Montgomery County, Maryland, subject to the terms set forth therein. The owners 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 including in the plat of subdivision. Except for a certain mortgage and the party in interest thereto has hereon indicated their assent.

WITNESS *12/13/05* *Alan Adler - Managing Member*
 Date
 Arbor Homes LLC

Scott Nicholson
 Scott Nicholson
 Executive Vice-President

E.1307600

N.484000
 E.1307600

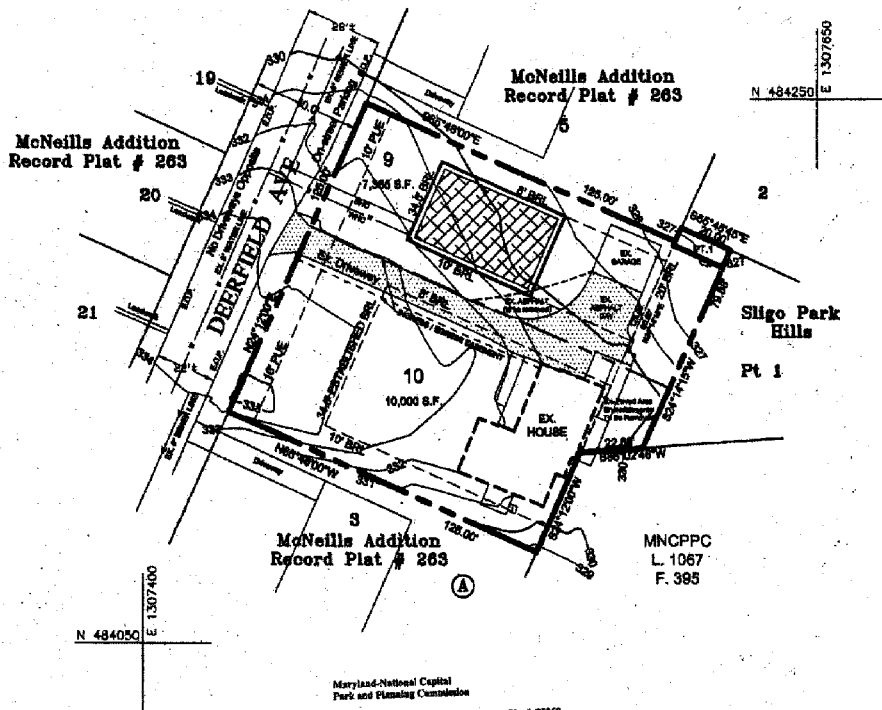
SUBDIVISION RECORD PLAT
 LOTS 9 & 10
 BLOCK A
ROBERT H. MCNEILL'S ADDITION
 TO
SILVER SPRING PARK
 A RESUBDIVISION OF LOT 4 BLOCK A
 & "SLIGO PARK HILLS", PART OF LOT 1
 BLOCK EYE SECTION 5
 ELECTION DISTRICT 9
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 20' JULY 2005

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5804

206044
 THE MARYLAND-NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED
 CHAIRMAN ASST.-SECRETARY-TREASURER
 M.N.C.P. & P.C. RECORD FILE NO.

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED _____ DATE _____
 DIRECTOR

PLAT TOTALS	
NUMBER OF LOTS	2
AREA OF LOTS, OUTLOTS, PARCELS	17,363 S.F.
AREA OF DEDICATION	NONE
TOTAL AREA SHOWN ON PLAT	17,363 S.F.



NOTES:

1. AREA OF PROPERTY - 17,365 sf
2. EXISTING ZONING - R-60
3. MINIMUM LOT SIZE PERMITTED - 6,000 SF
4. MINIMUM LOT SIZE SHOWN - 7,365 SF
5. SITE TO BE SERVED BY PUBLIC WATER & SEWER
6. EXISTING SEWER & WATER SERVICE CATEGORIES: S-1, W-1
7. LOCATED IN SLIGO CREEK WATERSHED
8. REQUIRED SETBACKS:
 Lot width at building line - 50'
 Frontyard - 25'
 Sideyards - 8' min., 18' total
 Rearyard - 20'
9. UTILITY SERVICE BY: PEPCO, VERIZON
10. PROPERTY LOCATED ON TAX MAP JN33; WSSC GRID SHEET 210NW01
11. PROPERTY IS EXEMPT FROM THE FOREST CONSERVATION LAW
12. PROJECT IS A RESUBDIVISION OF LOT 4 MCNEILLS ADDITION, BLOCK A AND PART OF LOT 1 SLIGO PARK HILLS

McNeill's Addition
Record Plat # 263

MNCPPC
L. 1067
F. 395

Maryland-National Capital
Park and Planning Commission
Approved Preliminary Subdivision Plan No. 1-2006

At its meeting of 5/12/06

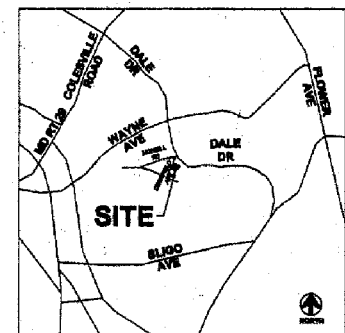
Fluding Preliminary Plan No. 1-05044 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 1-05068, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) residential dwelling units.
- 2) Prior to issuance of sediment control and building permits, Applicant shall submit a tree save plan for trees No. 2 and 3, for Environmental Planning staff review and approval.
- 3) Prior to issuance of building permits for proposed Lot 9, Applicant shall remove, at Applicant's expense, the portions of the existing paths that encroach onto or cross adjacent parkland. Parkland shall not be disturbed during patio removal.
- 4) Record plat to reflect correct lot areas and utility easements over all shared driveways.
- 5) Compliance with the conditions of approval of the MCDPS stormwater management approval dated February 7, 2005.
- 6) The applicant shall dedicate Deerfield Avenue right-of-way shown on the approved preliminary plan to the full width traversed by the Master Plan.
- 7) Access and improvements, as required, to be approved by MCDPWT prior to record plan.
- 8) Other necessary easements.

This Preliminary Plan will remain valid for 36 months from its initiation date (as defined in Montgomery County Code Section 50-35(b)), as amended. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

Alan Adler
Development Review Division
Date

VICINITY MAP
SCALE: 1" = 2,000'



PREPARED FOR:
ARBOR HOMES
MR. ALAN ADLER
10311 NOGLEE ROAD
SILVER SPRING, MARYLAND 20903
301-445-2522

PRELIMINARY PLAN
MCNEILL'S ADDITION
Montgomery County, Maryland

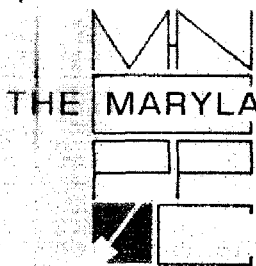


Beuning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 948-0240

date: Rev. 04/22/05

scale: 1"=30'





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date Mailed: JUL - 6 2005

Hearing Date: May 12, 2005

Action: Approved Staff

Recommendation

Motion of Commissioner Robinson, seconded by Commissioner Bryant, with a vote of 3-0;

Commissioners Bryant, Wellington and Robinson voting in favor. Chairman Berlage and Commissioner Perdue absent.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-05068

NAME OF PLAN: McNeill's Addition (Resubdivision)

The date of this written opinion is JUL - 6 2005 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

On 02/02/05, Arbor Homes, LLC ("Applicant"), submitted an application for the approval of a preliminary plan of subdivision of property in the R-60 zone. The application proposed to create 2 lots on 0.39 acres of land located on the east side of Deerfield Avenue, approximately 200 feet northeast of Queen Annes Drive, in the East Silver Spring Master Plan area ("Subject Property"). The application was designated Preliminary Plan 1-05068 ("Preliminary Plan"). On 05/12/05, the Preliminary Plan was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the Applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

SITE DESCRIPTION

The Subject Property consists of 0.39 acres of land comprised of one existing lot and a part of a lot, which has been a part of the property since 1937. The site is located on the east side of Deerfield Avenue, approximately 200 feet northeast of Queen Annes Road and is zoned R-60. A residential dwelling exists on the site.

The Subject Property drains to the Sligo Creek stream valley (Use Classification I-P). The site contains several large, individual trees; but no forest, streams or environmentally sensitive area.

PROJECT DESCRIPTION

This is an application to resubdivide the 0.39 acre Subject Property into two residential lots. The proposal will create a 7,365 square foot lot (Lot 9) and a 10,000 square foot lot (Lot 10). The Applicant proposes to retain the existing dwelling on proposed Lot 10 and construct one new one-family detached dwelling on proposed Lot 9. The two dwellings would share a common driveway access from Deerfield Avenue.

MASTER PLAN COMPLIANCE

The East Silver Spring Master Plan ("Master Plan") does not specifically identify the Subject Property for discussion but does give general guidance and recommendations regarding zoning and land use. The Master Plan recommends that this area maintain the existing zoning as adopted and maintain the residential land use consisting of one-family detached homes. The proposed resubdivision complies with the recommendations adopted in the Master Plan in that it is a request for residential development and is consistent with the Zoning Ordinance development standards for the R-60 zone.

FOREST CONSERVATION

The Subject Property is exempt from forest conservation requirements, but a tree save plan is required prior to sediment control and building permits.

CONFORMANCE WITH SECTION 50-29(b)(2)

A. Statutory Review Criteria

In order to approve an application for Resubdivision, the Planning Board must find that the proposed lots comply with all seven of the criteria set forth in Section 50-29(b)(2) of the Subdivision Regulations ("Resubdivision Criteria"), which states:

Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.

B. Neighborhood Delineation

In administering the Resubdivision Criteria, the Planning Board must determine the appropriate neighborhood for evaluating the application. The delineated neighborhood for the purposes of evaluating the proposed Preliminary Plan consists of 17 lots as set forth in Staff's report dated May 6, 2005 ("Staff Report"). The neighborhood includes all lots that share frontage with the proposed lots on the same block of Deerfield Avenue, and lots, which abut the proposed lots. All the lots share the same R-60 zoning. The remaining Part of Lot 1, which abuts the property to the east, was not included in the neighborhood delineation.

Staff found this neighborhood delineation appropriate because it provides an adequate sample that exemplifies the lot and development pattern of the area. A tabular summary of the area based on the Resubdivision Criteria is set forth in the Staff Report.

STAFF ANALYSIS OF THE RESUBDIVISION CRITERIA

Staff concluded that the proposed lots fall within the neighborhood ranges for the Resubdivision Criteria and are of the same character with respect to the Resubdivision Criteria as other lots within the defined neighborhood. Therefore, Staff concluded that the proposed resubdivision complies with the criteria of Section 50-29(b)(2). As set forth below, the tabular summary and graphical documentation set forth in the Staff Report support this conclusion:

Frontage: The existing lots range in frontage from 50 feet to 231.98 feet. Proposed Lot 9 has a lot frontage of 50 feet, and proposed Lot 10 has a frontage of 75 feet. The proposed lots are within the range of lot frontages in the neighborhood. Proposed Lot 9 will have a lot frontage less than the 60 feet specified in the R-60 zone, however, Section 59-B-5.2 of the Zoning Ordinance states, "any lot in the R-60 zone that had frontage of less than 180 feet or an area of less than 18,000 square feet before June 1, 1958, may be resubdivided into lots with frontage of not less than 50 feet...if the majority of the recorded lots in the same block have frontages of less than 60 feet." The existing lots were recorded in the 1920's, and five out of the seven of the existing lots within Block A of McNeill's Addition have frontages of exactly 50 feet. Therefore, Lot 9's frontage meets the requirements of § 59-B-5.2. In addition, by keeping the frontage of Lot 9 at 50 feet, the existing house to remain on Lot 10 meets setback requirements for the zone. In Staff's opinion, the proposed lots will be of the same character as existing lots in the neighborhood with respect to lot frontage.

Alignment: Both Lots 9 and 10 will be perpendicular in alignment. There are 12 other perpendicular lots in the neighborhood and 5 corner lots. The proposed lots will be in character with the existing lots with respect to the alignment criterion.

Size: The existing lots range in size from 5,030 square feet to 9,930 square feet. Proposed Lot 9 will be 7,365 square feet and Lot 10 will be 10,000 square feet. Proposed Lot 10 will be the largest lot in the designated neighborhood, however, Staff finds it to be in character with the existing lots. The resubdivision is actually improving the relationship of the Subject Property to other lots in the neighborhood since the two proposed lots will be closer to the size of the other existing lots in the neighborhood than the current configuration of the Subject Property as a 17,365 square foot lot. The proposed lots will be in character with the existing lots in the neighborhood with respect to size.

Shape: Proposed Lots 9 and 10 will be irregular in shape. The neighborhood consists of 10 rectangular shaped lots and 7 irregular lots. The irregular shapes of the proposed lots reflect the existing condition, which cannot be improved given the shape of the Part of Lot 1, which is included in the Subject Property. Staff found the shapes of the proposed lots to be in character with shapes of the existing lots.

Width: The existing lots range in width from 50 feet to 125.47 feet. Proposed Lot 9 will have a lot width of 50 feet and Lot 10's width will be 75 feet. The proposed lots will be in character with existing lots in the neighborhood with respect to width.

Area: Lot areas in the neighborhood range from 1,332 square feet to 4,598 square feet. Proposed Lots 9 and 10, will have areas of 2,896 square feet and 5,159 square feet, respectively. Proposed Lot 10 will have the largest area in the neighborhood, but Staff found it to be in character with the lots in the neighborhood since the resubdivision will actually improve the relationship of the Subject Property with respect to lot area to the other lots in the neighborhood since the two proposed lots will be closer in lot area to

that of the other existing lots in the neighborhood than the current configuration of the Subject Property. Therefore, Staff found the proposed lots to be of the same character as other lots in the neighborhood with respect to area.

Suitability for Residential Use: Staff found that the existing lots and the proposed lots in the neighborhood are zoned residential and are of the same character with respect to suitability for residential use.

STAFF RECOMMENDATION

Staff found that the proposed lots satisfy the requirements of the Resubdivision Criteria and all other applicable provisions of Chapter 50 of the Montgomery County Code ("Subdivision Regulations") and recommended approval of the Preliminary Plan with conditions of approval.

PLANNING BOARD HEARING

At the hearing, Staff introduced the proposed development and property location and described the delineated neighborhood. Staff recommended approval of the Preliminary Plan with conditions.

A representative of the Applicant testified that the Applicant concurred with all of the conditions recommended by Staff. No other speakers testified at the hearing.

FINDINGS

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies¹; the Applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds that, with the conditions of approval:

- a) The Preliminary Plan No. 1-05068 substantially conforms to the East Silver Spring Master Plan.
- b) Public facilities will be adequate to support and service the area of the proposed subdivision.
- c) The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

¹ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) The proposed lots are of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing neighborhood. In making this finding, the Planning Board expressly adopts the findings of Staff as set forth above.
- g) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 1-05068 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 1-05068, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) residential dwelling units.
- 2) Prior to issuance of sediment control and building permits, Applicant shall submit a tree save plan for trees No. 2 and 3, for Environmental Planning staff review and approval.
- 3) Prior to issuance of building permit for proposed Lot 9, Applicant shall remove, at Applicant's expense, the portions of the existing patio that encroach onto or over adjacent parkland. Parkland shall not be disturbed during patio removal.
- 4) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 5) Compliance with the conditions of approval of the MCDPS stormwater management approval dated February 7, 2005.
- 6) The Applicant shall dedicate Deerfield Avenue right-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan.

- 7) Access and improvements, as required, to be approved by MCDPWT prior to record plats.
- 8) Other necessary easements.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

* * * * *

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

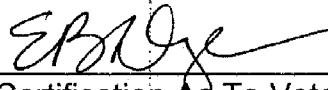
APPROVED AS TO LEGAL SUFFICIENCY

6/16/05 DYO

BY ATC LEGAL COUNSEL

CERTIFICATION OF BOARD VOTE ADOPTING OPINON

At its regular meeting, held on Thursday, June 23, 2005, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent, ADOPTED the above Opinion, which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for McNeill's Addition, Preliminary Plan No. 1-05068. Commissioners Berlage and Perdue abstained.



Certification As To Vote of Adoption
Technical Writer