

PLAT NO. 220081420

Glen Cove

Located on the east side of Montgomery Avenue, 75 feet north of Keokuk Street

R-60 zone, 1 lot

Community Water, Community Sewer

Master Plan Area; Bethesda-Chevy Chase

Panagiotis Carvounis, Applicant

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 this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

PLAT NO.

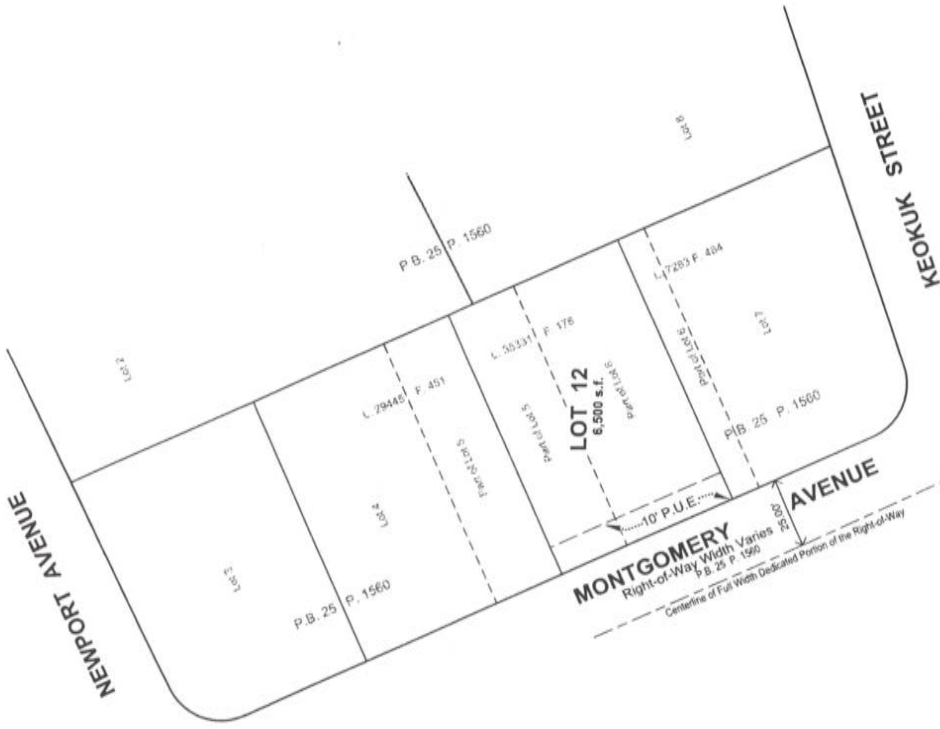
NOTES

The property included on this subdivision plat is currently zoned R-60. The property included in this subdivision is intended for public water and sewer service.

This subdivision record plat is not intended to show every matter affecting or restricting 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 affected by the recording of this plat, unless expressly contemplated by the plat. 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(a)(3) thereof.



Plat Datum
P. B. 25 P. 1560



SUBDIVISION RECORD PLAT

LOT 12
A RESUBDIVISION OF PARTS OF LOTS 5 & 6
CULLINANE'S ADDITION TO
GLEN COVE
SEVENTH (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



WITMER ASSOCIATES, LLC
1224 Airport Road, Gaithersburg, MD 20878
Tel: (301) 770-1000 Fax: (301) 770-1005 E-Mail: wita@witmer.com

ASSESSMENT MAP NO. HM 123
SUBDIVISION MAP NO. 207 NW 05
DATE OF RECORDATION 4/0/2008
SCALE 1" = 1.25 MI

OWNER'S CERTIFICATION

We, Panagiotis Carvounis and Maria Luna, owners of the property shown and included hereon, hereby establish this plan of subdivision; and grant a Public Utilities Easement (P.U.E.), as shown hereon, 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.

Date: 5/2/2008
Owner: PANAGIOTIS CARVOUNIS
MARIA LUNA

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 Joan M. Clarke, Personal Representative of the Estate of Madeline A. Murray, and Donald F. Clarke, Personal Representative of the Estate of Helen E. Baker, to Panagiotis Carvounis and Maria Luna by Deed, dated August 31, 2007, recorded among the Land Records of Montgomery County, Maryland in Liber 35331 at Folio 176, said deed being the deed of conveyance of the property shown on this plat; and that the property shown hereon is a subdivision of the property shown on said Land Records, January 19, 1943, in Plat Book 25 as Plat 1560, 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 6,500 square feet or 0.1492 of an acre. There is no area being dedicated to public use by this plat.

Dated: 5/2/2008
JOHN R. WITMER
Professional Land Surveyor
Maryland No. 10666

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ BY: _____ DIRECTOR

CHAIRMAN _____ SECRETARY-TREASURER _____

M.N.C.P. & P.C. RECORD FILE NUMBER: _____

PLAT NO. _____ RECORDED DATE _____



RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Glen Cove Plat Number: 220081420
 Plat Submission Date: 2-27-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates ok
 Plan # N/A Road/Alley Widths Easements Open Space N/A Non-standard
 BRLs N/A Adjoining Land ok Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Fiske</u>	<u>3-5-08</u>	<u>3-19-08</u>	<u>3-13-08</u>	<u>OK</u>
Research	Bobby Fleury	↓	↓	<u>3-5-08</u>	<u>No Comments</u>
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Nellie Carey	↓	↓	<u>3-10-08</u>	<u>No Comments</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial _____ Date _____
SJS 6/12/08
SJS 4-7-08
SJS 6-2-08

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

Initial _____ Date _____
SJS 7/3/08

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

Initial _____ Date _____

Plat Reproduction:

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:
 Sent to Courthouse for Recordation:

Initial _____ Date _____

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: yes ✓

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception: _____

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots: _____

b) Written MCDPS approval of proposed septic area: _____

c) Required street dedication: _____

d) Easement for balance of property noting density and TDRS: _____

e) Average lot size of 5 acres: _____

f) Forest Conservation requirements met: _____