



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


MCPB
Item # 1B
6-5-2014

MEMORANDUM

DATE: May 29, 2014

TO: Montgomery County Planning Board

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

FROM: Stephen Smith, Senior Planner 
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for June 5, 2014

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:

220140910 Garrett Park, Section 2
220141260 Pine Crest

Plat Name: Garrett Park, Section 2
Plat #: 220140910

Location: Located in the northwest quadrant of the intersection of Oxford Street and Montrose Avenue.
Master Plan: North Bethesda / Garrett Park Master Plan
Plat Details: R-90 zone/Garrett Park Overlay Zone; 1 lot
Community Water, Community Sewer
Owner: Dietrich Bennett Conze

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 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 THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-90 GARRETT PARK OVERLAY ZONE, AS OF THE DATE OF PLAT RECORDEATION.
2. THE PROPERTY IS SHOWN ON TAX MAP HQ 121, WSSC 200' SHEET 214 NW 05.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO APPLY TO THIS PLAT. ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. I.P.F. = IRON PIPE FOUND. / R.B.W.C. = REAR WITH CAP.
5. THE PROPOSED LOT WILL BE SERVED BY PUBLIC WATER AND SEWER.
6. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR UNITS SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF A LOT AND PART OF A LOT INTO A NEW LOT AS PROVIDED FOR IN SECTION 50-35A(G)(3).
7. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF THIS TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
8. PROPERTY LIES WITHIN ZONE "R" OF FEMA MAP # 2403100365D DATED SEPTEMBER 29TH 2006.

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 RE-SUBDIVISION OF ALL OF THE LANDS COMVEYED BY JOHN ERNEST WALTER, 2007 ONTO DETRICH BENNETT CONZE AND MARGARET GRUHOW CONZE RECORDED IN LIBER 47888 AT FOLIO 292 DATED OCTOBER 25TH, 2013 AND BEING LOT 9 AND PART OF LOT 10, BLOCK 51 AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS GARRETT PARK - SECTION 2 AS RECORDED IN PLAT BOOK A PLAT NO. 27. THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, APPLY TO ALL PROPERTY CORNERS MARKED THIS PLAT. THE CORNERS ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. TOTAL AREA INCLUDED ON THIS PLAT IS 14,000 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DAVID P. MORRITT
 M.D. PROFESSIONAL LAND SURVEYOR #21158
 DATE OF LICENSE EXPIRATION: 06-30-14

OWNERS CERTIFICATE

WE, DETRICH BENNETT CONZE AND MARGARET GRUHOW CONZE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOP THIS SUBDIVISION RECORD PLAT. WE FURTHER GRANT A 10'-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E.", TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED IN LIBER 47888 FOLIO 300 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY SIGNING BELOW.

DETRICH BENNETT CONZE, OWNER _____ DATE _____
 MARGARET GRUHOW CONZE, OWNER _____ DATE _____
 (SIGNING ON BEHALF OF THE PROPERTY OWNERS)

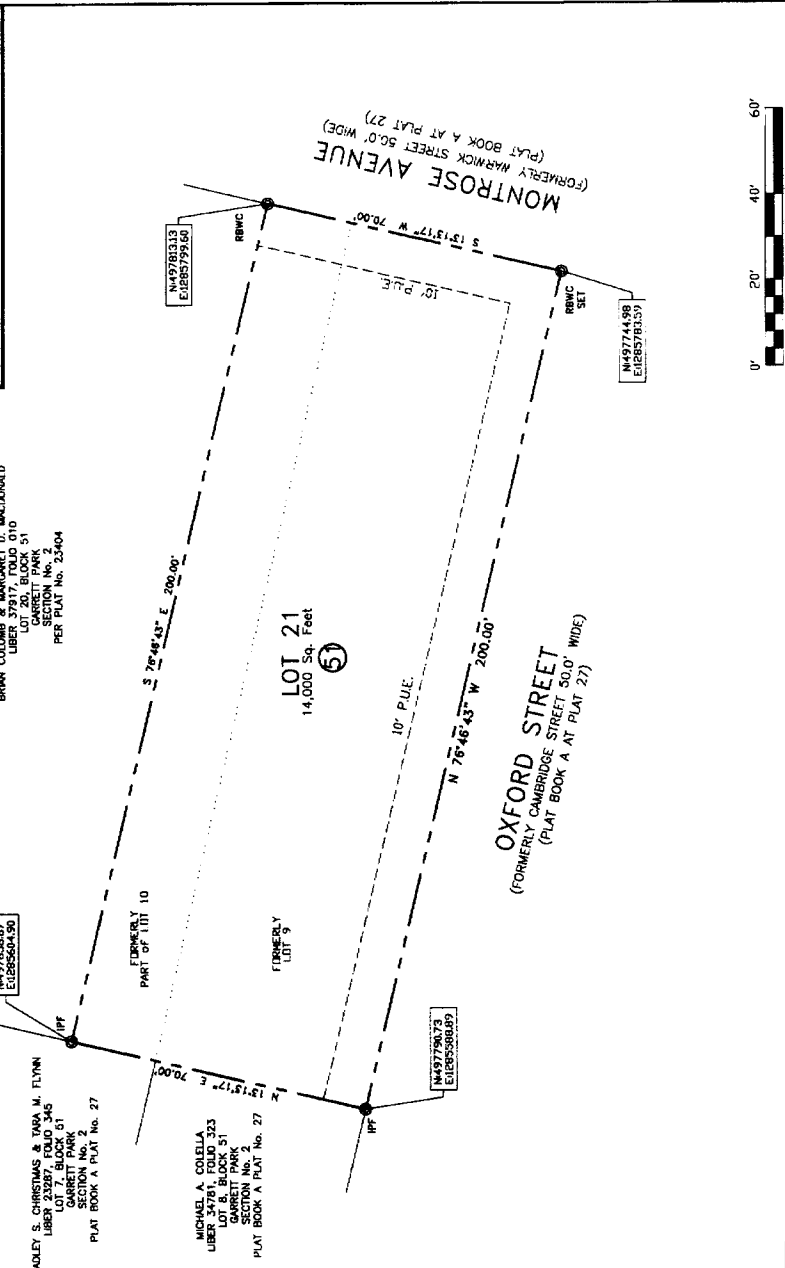
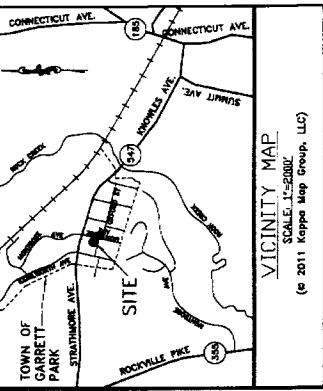
Department of Permitting Services
 Montgomery County, Maryland

Approved: _____
 Title: _____ Director

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

Approved: _____
 Title: _____ Chairman

M.N.C.P. & P.C. Record File No. _____



SUBDIVISION RECORD PLAT
GARRETT PARK SECTION - 2
LOT 21, BLOCK 51
A RESUBDIVISION OF
LOT 9 and PART OF LOT 10
BLOCK 51
 ROCKVILLE (4TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=20' APRIL 2014

POTOMAC VALLEY
 SURVEYS
 20010 FISHER AVENUE, SUITE F
 POOLESVILLE, MARYLAND
 1-888-348-5090

Recorded _____
 Plat No. _____

(3)

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: GARRETT PARK, SECTION 2 Plat Number: 220140910
 Plat Submission Date: 12/19/2013
 DRD Plat Reviewer: S Smith
 DRD Prelim Plan Reviewer: _____

*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

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

Lot # & Layout 21 Lot Area 14,000 sq ft Zoning R-90 Bearings & Distances ok Coordinates ok
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard
 BRLs N/A Adjoining Land ok Vicinity Map ok Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ok Owner Cert ok Tax Map ok
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>Evelyn Gibson</u>	<u>12/20/13</u>	<u>1/3/2014</u>		
Research	<u>Bobby Fleury</u>	"	"	<u>1/7/2014</u>	<u>OK</u>
SHA	<u>Corren Giles</u>	"	"	<u>1/13/14</u>	<u>SEE LETTER</u>
PEPCO	<u>Bobbie Drakey Amas ADEKOLU</u>	"	"		
Parks	<u>Doug Powell</u>	"	"		
DRD	<u>Keiona Clark (Megan)</u>	"	"	<u>2/14/14</u>	

Final DRD Review:

Consultant Notified (Final Mark-up):	<u>SOS</u>	<u>4/8/14</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>5-19-14</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>5-28-14</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>6-5-14</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
MCDPS Approval of Plat:		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. _____

MINOR SUBDIVISION SECTION 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: ok
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: _____