MEMORANDUM

DATE: January 4, 2017

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 January 12, 2017

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:

220160950 Somerset Heights
220170310 Williamsburg Village - Section One
Plat Name: Somerset Heights
Plat #: 220160950

Location: Located on the south side of Cumberland Avenue 470 feet west of Surrey Street
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Applicant: Mary Stuart McCamy

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.
CUMBERLAND AVENUE
50' RIGHT-OF-WAY
(Per Plat Book 1, Plat No. 30)

LOT 43
16,295 S.F.

PARTS OF LOTS 17 & 18, BLOCK 2
SUBJECT TO EASEMENT
L. 10743 / F. 125
PLAT BOOK 1, PLAT NO. 30

PARTS OF LOT 18, BLOCK 2
SUBJECT TO EASEMENT
L. 10743 / F. 125
PLAT BOOK 1, PLAT NO. 30

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN IS CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RECONSTRUCTION OF ALL
OF THE LANDS CONVEYED BY GEORGE RODNEY STEPHENSON, SR. (ALSO
KNOWED AS STEPHENSON RODNEY HARRIS) INTO PART OF LOTS 17 & 18, AS
A DEED DATED SEPTEMBER 25, 1936, AND RECORDED OCTOBER 17, 1936 IN
L_LOCAL 2141 AT 782.62 1/4 ALSO BEING A RECONSTRUCTION OF PART OF LOT 17
AND PART OF LOT 18, BLOCK 2, SOMERSET HEIGHTS, AS RECORDED IN PLAT
No. 30, ACROSS THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND,
AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 16,295 SQUARE FEET.
NONE OF WHICH IS DESIGNATED TO PUBLIC USE, AND THAT ALL
RECORDS CONSISTENT WITH THE FACTS SHOWN HEREIN.

DATE
EXPIRATION DATE: JULY 10, 2007

[Signatures]

SUBDIVISION RECORD PLAT
LOT 43, BLOCK 2
SOMERSET HEIGHTS
A RESUBDIVISION OF
PARTS OF LOTS 17 & 19, BLOCK 2
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20', APRIL, 2016

[Signature]

[Stamp]