MEMORANDUM

DATE: October 5, 2016

TO: Montgomery County Planning Board

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 October 13, 2016

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:

220160650  Chevy Chase Terrace
220160900  Colesville Manor
Plat Name: Chevy Chase Terrace
Plat File No.: 220160650

Location: Located on the south side of Norwood Drive, 550 feet west of Wisconsin Avenue (MD 355).
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Applicant: Ross Filice

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.
Norwood Drive
75' Wide Right of Way
Dedicated by Plat 242

SURVEYORS CERTIFICATION
I hereby certify that the plat shown hereto is correct; that it is a subdivision of the land described in a Deed from Alexander Widder and Dorothe Anne to Ross W. Filic and Margaret A. Filic, dated February 16th, 1966, and recorded in Liber 5756 at Folio 142, also being a resubdivision of “Section 1, Chevy Chase Terrace”, Lot 2 and Lot 3, as shown on a plat recorded in Plat Book 3 at Plat 242, all among the land records of Montgomery County, Maryland. I further certify that, prior to this plat, no subdivision has been made or recorded in accordance with Chapter 247 of the Code of Montgomery County, which requires the plat to be accompanied by a surveyor's certificate signed by a licensed surveyor.

Thomas A. Maddox
Registered Professional Land Surveyor
MD 21009
Exp. 4/3/19

MONTCY COUNTY DEPARTMENT OF PERMITTING SERVICES
APPROVED: September 29, 2016

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPROVED: 2016

CHAIRMAN: ASSE-SPATIAL/FOREST W. M. L.
MMPL & P.E. RECORD FILE NO.

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