



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

MCPB
Item # 1B
10-13-2016

MEMORANDUM

DATE: October 5, 2016

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner *SS*
Jay Beatty, Planner *JB*
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

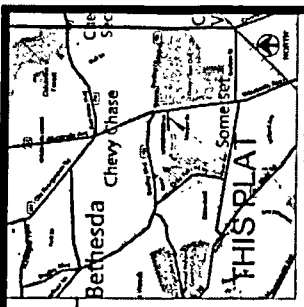
Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(3)** of the Subdivision Regulations, which states:

50-35A(a)(3) Consolidation of Two or More Lots or a Part of a lot into One Lot.

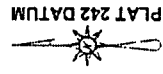
Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- 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.

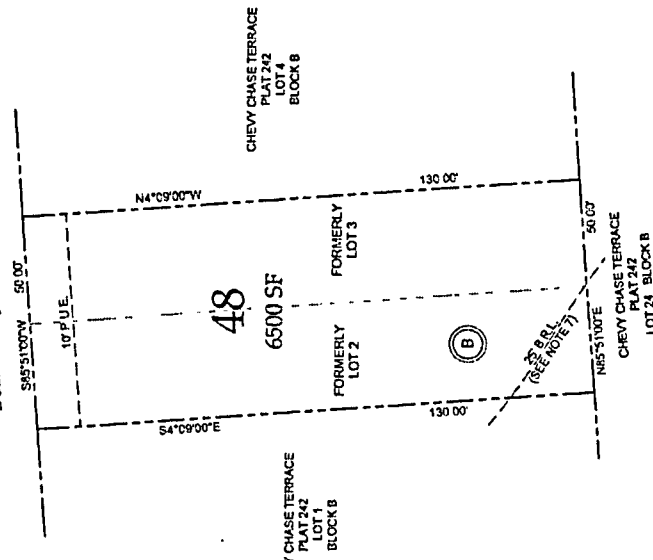


PLAT NO.



VICINITY MAP
1" = 2000'

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



SURDIVISION RECORD PLAT
LOT 48 BLOCK B
Section 1
CHEVY CHASE TERRACE
A RESUBDIVISION OF
LOTS 2 & 3
PLAT BOOK 3 PLAT 242
ELECTION DISTRICT 7
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 20' JANUARY 2016

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
893 STADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 984-5864

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of the land described in a Deed from Alexander W. Adell and Debra A. Adell to Russ W. Filice and Margaret B. Hobbins, dated February 16th, 2016, and recorded in Liber 51936 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, 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 6500 square feet of land. There is no dedication to the public use.

Thomas A. Maddox
Date: 9-21-2016
Thomas A. Maddox
Registered Professional Land Surveyor
MD #10850
Exp. 4/3/18

NOTES

- PROPERTY ZONED R-40 AS OF THE DATE OF PLAT RECORDATION.
- LOT IS SERVED BY PUBLIC WATER AND SEWER. WSSC CAT#0001753.1.W.1.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THIS PLAT SHALL BE THE SAME AS WITH ANY OTHER PLAT, OR OTHER PLANS, ALLOWING EXEMPTIONS OR OTHER PROVISIONS, PROVIDED THAT THE PLANNING BOARD AND 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.
- THIS PLAT IS NOT INTENDED TO SEVER, DISTRIBUTE, RESTRICT, OR RESTRICT THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO VENUE OR NOTE ALL MATTERS AFFECTING TITLE.
- PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP FROST 1955 GRID 2000/04.
- THIS PLAT OF RESUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR VARYING SUBDIVISIONS IN SECTION 50-24 OF THE SUBDIVISION REGULATIONS. THIS PLAT INCLUDES THE CONSOLIDATION OF TWO LOTS INTO A SINGLE LOT AS PROVIDED FOR IN SECTION 50-24(a)(6).
- 25' BUILDING RESTRICTION LINE FROM THE RIGHT OF WAY OF STRUTFORD ROAD AS SHOWN ON PLAT 242.

OWNER'S CERTIFICATION

The undersigned owners of the property shown herein, hereby adopt this plat of subdivision. The undersigned also grants a Public Utility Easement (P.U.E.) as shown hereon, to the parties named in a document entitled "Terms and Provisions of Public Utility Easement" as recorded in Liber 5334 at folio 457 among the land records of Montgomery County, Maryland, their successors and assigns. 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, mortgages, liens or trust affecting the subject property, except a deed of trust referenced below, and the party in interest thereto have herein indicated their assent:

Rose W. Filice
Date: 7/27/2016
Witness: *Thomas A. Maddox*
Date: 11/23/16
Witness: *Thomas A. Maddox*
Date: 9/19/16
Witness: *Roshan Alavi*
Senior Vice President,
Residential Lending Operations Manager
EquiBank

for the Deed of Trust Recorded in Liber 51936 at Folio 139

PLAT TOTALS	1
SUBDIVISIONS	6500.4
AREA OF LOT	0.4
TOTAL AREA SUBDIVISION PLAT	6500.4

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	PLAT
APPROVED: <i>David R. ...</i> DIRECTOR	DATE: 9/21/2016
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	
APPROVED: _____	DATE: _____
CHAIRMAN	ASST-SECRETARY-TREASURER
M.N.C.P. & P.C. RECORD FILE NO. _____	