




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


**MCPB**  
**Item # 1B**  
**11-10-2011**

**MEMORANDUM**

**DATE:** November 2, 2011

**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 November 10, 2011

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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:

220111150 **Chevy Chase Terrace**  
220120030 **Fort Sumner**

**Plat Name:** Chevy Chase Terrace  
**Plat #:** 220111150

**Location:** Located on the south side of Chevy Chase Boulevard, 150 feet west of Stratford Road  
**Master Plan:** Bethesda-Chevy Chase  
**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** Michael Katz

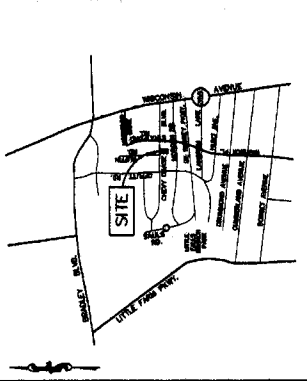
Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

**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.

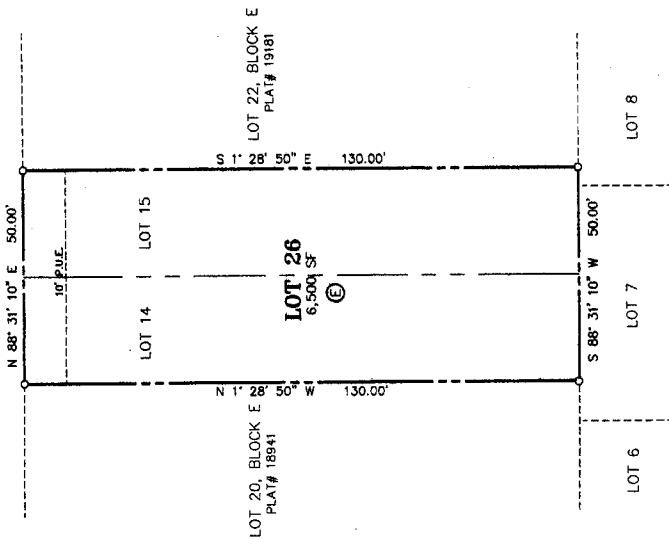
PLAT No.



SCALE: 1" = 2000'

CHEVY CHASE BOULEVARD

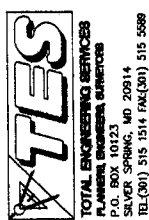
75' RIGHT-OF-WAY  
(PER P.B. 3, PLAT 242)



SECTION 3 CHEVY CHASE GARDENS  
PLAT # 396

SUBDIVISION RECORD PLAT  
LOT 26, BLOCK E  
SECTION 1  
CHEVY CHASE TERRACE

A RESUBDIVISION OF  
LOTS 14, 15 BLOCK "E"  
BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' JULY, 2011



**OWNER'S CERTIFICATE**  
WE, MICHAEL KATZ AND SANDRA ARESTA, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION. WE FURTHER GRANT A 10' PUBLIC UTILITIES EASEMENT, SHOWN HEREON AS 10' P.U.E. TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITIES EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 407 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, 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(a)(2) OF THE MONTGOMERY COUNTY CODE.  
THERE ARE NO SUILTS, LIENS, LEASES, MORTGAGES, OR TRUSTEE, AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST AND THE PARTIES IN INTEREST THERETO HAVE AFFIXED THEIR SIGNATURES HEREON INDICATING THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

DATE: 8/27/2011  
DATE: 8/27/2011  
DATE: 10/11/11  
MICHAEL KATZ  
SANDRA ARESTA  
WITNESS: [Signatures]  
WITNESS: [Signatures]  
WITNESS: [Signatures]  
PUNYA SINGH  
MONTGOMERY COUNTY ELECTRONIC  
REGISTRATION SYSTEMS, INC.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY THE FOLLOWING CONVEYANCE AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND: ALL OF THE LAND CONVEYED BY SUSAN TERRY WOODWARD TO MICHAEL KATZ AND SANDRA ARESTA BY DEED DATED 30th DAY OF DECEMBER, 2010 AND RECORDED IN LIBER 40708 FOLIO 180, AND BEING ALSO A RESUBDIVISION OF ALL OF LOTS 14 AND 15, BLOCK "E" CHEVY CHASE TERRACE AS RECORDED IN PLAT BOOK 3 AT PLAT 242.  
WE HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS -O- WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA ON THIS PLAT IS 6,500 SQ.FT. OR 0.1492 AC. OF WHICH THERE IS NO DEDICATION TO PUBLIC USE.

[Signature]  
M. NAJIB ROUSHAN  
MD. REG. # 11049  
EXP. FEB. 10, 2013  
DATE: 08/08/11

**PLAT TABULATION**

NUMBER OF LOTS.....	1
NUMBER OF PARCELS.....	0
AREA OF LOT(S).....	6,500 SQ.FT.
AREA OF PARCEL(S).....	0
AREA OF STREET DEDICATION.....	0.0 SQ.FT.
TOTAL AREA.....	6,500 SQ.FT. (0.149 ACRES)

FOR PUBLIC WATER AND SEWER ONLY

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD  
APPROVED: \_\_\_\_\_ SECRETARY-TREASURER  
M.N.C.P.B.P.C. RECORD FILE No. \_\_\_\_\_  
MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES  
APPROVED: \_\_\_\_\_ DIRECTOR  
DATE: \_\_\_\_\_ Plot No. \_\_\_\_\_

24011150

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Chery Chase Terrace Plat Number: 22011150  
 Plat Submission Date: 4-20-2011  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor subdivision 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 dc  
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard  
 BRLs ok Adjoining Land  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	Evelyn Gibson	4-21-11	5-6-11	5/16/11	NO REVISIONS
Research	Bobby Fleury			4-25-11	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey			4-29-11	NO COMMENTS
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):  
 Final Mylar & DXF/DWG Received:  
 Final Mylar Review Complete:

Initial  
SBS  
SBS  
SBS

Date  
7/29/11  
10/19/11  
11-1-2011

## Board Approval of Plat:

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

SBS  
 \_\_\_\_\_  
 \_\_\_\_\_

11/10/11  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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

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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  
N/A

**(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: \_\_\_\_\_