

Plat Name: Glen Echo Heights
Plat #: 220120820

Location: Located on the west side of Wyoming Road, 500 feet south of Walhonding Road.

Master Plan: Bethesda-Chevy Chase

Plat Details: R-90 zone; 2 lots
Community Water, Community Sewer

Applicant: Lori and William Veirs

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(1)** of the Subdivision Regulations, which states:

Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i through iii, above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

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)(1) and supports this minor subdivision record plat.

PLAT NO.

GENERAL NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF ANY SUBDIVISION RECORD PLAT OR OTHER PLAN OR INSTRUMENT WHICH MAY BE AFFECTED BY THIS SUBDIVISION RECORD PLAT, INCLUDING DEVELOPMENT OF THIS PROPERTY, REFERRED TO BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAT IS BEING RECORDED UNDER THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A MINOR LOT LINE ADJUSTMENT AS PROVIDED FOR IN SECTION 50-35A(G)(1).
3. 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 THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
5. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-90 ZONE.
7. LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GRID G1-53 AND P15.01C SHEET# 2074406.

OWNER'S CERTIFICATE:

WE, LORI F. VEIRS AND WILLIAM A. VEIRS, AND GERALD T. FENTON AND JANET R. FENTON, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION EXCEPT FOR CERTAIN DEED OF TRUST HELD BY CAPITAL ONE BANK FOR LOT 27 (LOT 60) AND THE PARTIES OF INTEREST THERE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

3/12/12 DATE
 3/12/12 DATE
 3/12/12 DATE
 3-12-12 DATE

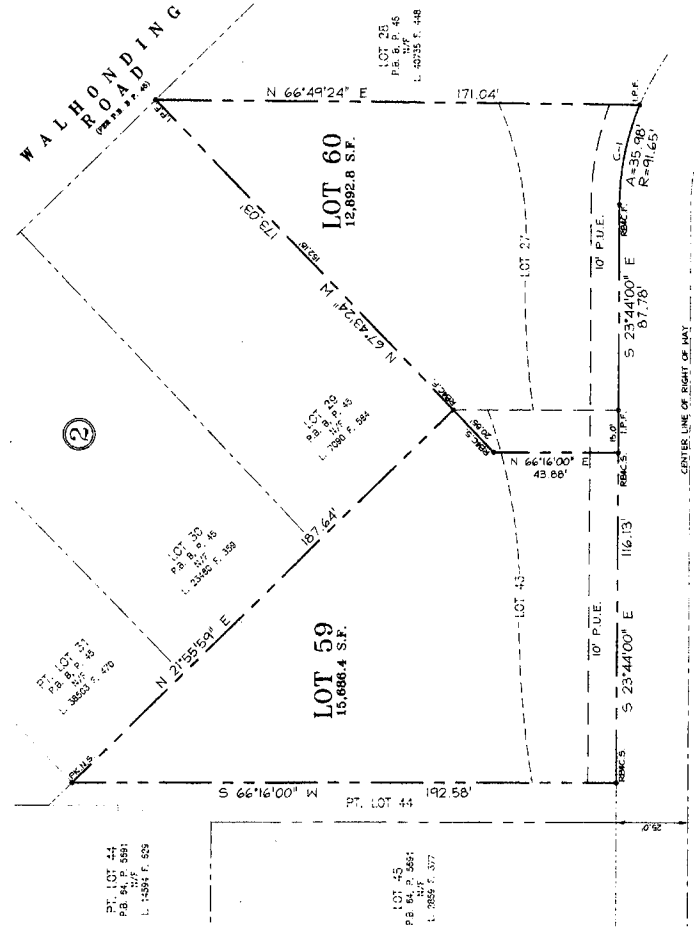
Gerald T. Fenton LOT 43 (LOT 59) OWNER
Janet R. Fenton LOT 43 (LOT 59) OWNER
Lori F. Veirs LOT 27 (LOT 60) OWNER
William A. Veirs LOT 27 (LOT 60) OWNER
Abdul CAPITAL ONE BANK LOT 27 (LOT 60)

Angela M. Taylor WITNESS
Alexandra WITNESS
Edward J. Duda WITNESS
Edward J. Duda WITNESS
Beauke D. Duda WITNESS

ME HEREBY ASSENT TO THIS PLAN OF SUBDIVISION:

10-15-12 DATE

Abdul CAPITAL ONE BANK LOT 27 (LOT 60)



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF LOT 27, BLOCK "2", CONVEYED TO LORI F. VEIRS AND WILLIAM A. VEIRS, BY LORI F. VEIRS, BY DEED DATED APRIL 20, 1993 AS RECORDED IN LIBER 11305, FOLIO 605; AND LOT 43, BLOCK "2" CONVEYED TO GERALD T. FENTON, INC., A MARYLAND CORPORATION BY GERALD T. FENTON AND JANET R. FENTON, BY DEED DATED OCTOBER 22, 1985 AS RECORDED IN LIBER 6904, FOLIO 674; AND ALSO BEING KNOWN AS LOT 27, BLOCK "2" IN THE SUBDIVISION KNOWN AS "SECTION 2: GLEN ECHO HEIGHTS" AS RECORDED IN PLAT BOOK B AT PLAT 45 AND LOT 43, BLOCK "2" IN THE SUBDIVISION KNOWN AS "SECTION TWO: GLEN ECHO HEIGHTS" AS RECORDED IN PLAT BOOK 64 AT PLAT 564; ALL BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT PROPERTY CORNERS MARKED THIS PLACE AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 28,579.2 SQUARE FEET OR 0.6561 ACRES; NONE OF WHICH IS DEDICATED FOR PUBLIC USE BY THIS PLAT.

10/19/2012 DATE

Joseph E. Snider
 JOSEPH E. SNIDER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. #21229
 EXPIRES: 01-09-2013

M--NCPPC RECORD FILE NO.:

22012-020

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	DRAFTED: C.W.I.	RECORDED:	DATE:
DIRECTOR:	CHECKED: J.E.S.	PLAT NO.:	DATE:
	JOB NO.: 06-9013-RP		
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD			
APPROVED:	CHAIRMAN	ASST. SECRETARY - TREASURER	

CURVE	RADIUS	ARC	BEARING	DISTANCE	DELTA
C-1	R-91.65'	A=35.98'	S 12°28'28" E	35.75'	22°59'32"
AREA TABULATION LOTS 59 & 60 AREA = 28,579.2 S.F. OR 0.6561 ACRES DEDICATION AREA = N/A TOTAL AREA = 28,579.2 S.F. OR 0.6561 ACRES					

GRAPHIC SCALE



LEGEND:
 L.P.F. INDICATES IRON PIPE FOUND
 P.K.N.S. INDICATES P.K. NAIL SET
 RB&C.S. INDICATES REBAR AND CAP SET
 RB&C.F. INDICATES REBAR AND CAP FOUND

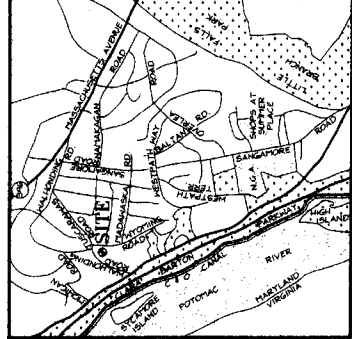
SUBDIVISION RECORD PLAT
LOTS 59 AND 60, BLOCK 2
 A RESUBDIVISION OF LOTS 27 AND 43 BLOCK 2
SECTION 2

GLEN ECHO HEIGHTS

BETHESDA (7th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30'
 NOVEMBER, 2011

PREPARED BY
SNIDER & ASSOCIATES
 LAND SURVEYORS

20270 GOLDENROD LANE, SUITE 110
 GERMANTOWN, MARYLAND 20876
 301/948-5100 Fax 301/948-1286



VICINITY MAP

ADC MAP 37TH EDITION
 ADC MAP PAGE 40, GRID F-3
 SCALE: 1" = 5000'

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Cslen Echo Heights Plat Number: 220120820

Plat Submission Date: 12/7/2011

DRD Plat Reviewer: Vol. Meyer

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
 Plan # N/A Road/Alley Widths OK Easements OK Open Space N/A Non-standard
 BRLs N/A Adjoining Land Vicinity Map OK Septic/Wells N/A
 TDR notes 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	Dec 7, 2011	Dec 22, 2011	2/15/11	NO REVISION
Research	Bobby Fleury			12/18/11	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SOS</u>	Date <u>1/5/2012</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>10/19/12</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>11-7-12</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>11-15-2012</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: ok 3.0%
- b) No additional lots created: ok
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: ok
- d) Date sketch plan submitted: 11-3-2011
- e) Sketch plan revised or denied within 10 business days: 11-15-2011 ok
- f) Final record plat submitted within ninety days: yes 12-7-11
- g) Sketch shows following information:
 - i. proposed lot adjustment: yes
 - ii. physical improvements within 15 feet of adjusted line: ✓
 - iii. alteration to building setback: ok
 - iv. amount of lot area affected: ok

(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: _____

(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: _____