

**Plat Name:** Massachusetts Avenue Forest  
**Plat #:** 220130160

**Location:** Located on the north side of Goldsboro Road, 125 feet east of Rannoch Road.  
**Master Plan:** Bethesda-Chevy Chase  
**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** Pasquale Lentini

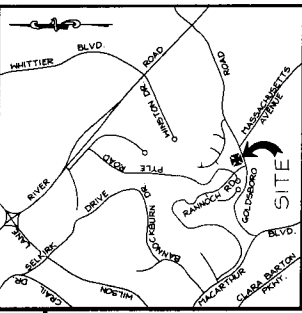
Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

**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 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**  
ADC MAP 37 TH EDITION  
ADC MAP PAGE 40, GRID E-1  
SCALE: 1" = 2000'

**SURVEYOR'S CERTIFICATE:**  
I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR, KNOW AND BELIEVE THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF PARCERUELS S. LENTINI BY BANK OF AMERICA, N.A., SUCCESSOR TRUSTEE OF THE FIRST TRUST UNDER AGREEMENT DATED FEB. 6, 2005, AS ATTENDED BY FIRST ATTENDMENT DATED FEB. 15, 2005 AND BY SECOND ATTENDMENT DATED APRIL 5, 2006, BY TWO DEEDS DATED OCTOBER 5, 2006 AND RECORDED IN LIBER 33166, FOLIO 515 & LIBER 33166, FOLIO 521; AND ALSO BEING KNOWN AS LOT 8 & OUTLOT 'A', IN BLOCK 13, IN THE SUBDIVISION KNOWN AS "MASSACHUSETTS AVENUE FOREST" AS RECORDED IN PLAT BOOK 35 AT PLAT 2407; ALL BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT PROPERTY CORNERS MARKED THIS PLAT OF SUBDIVISION IS 23,819.0 SQUARE FEET, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

DATE: 10/17/12  
WAYNE F. AUBERTIN  
PROFESSIONAL LAND SURVEYOR  
M.D. REG. #21330  
LICENSE EXPIRES: 01/07/13

**OWNER'S CERTIFICATE:**

I, PASQUALE S. LENTINI, SOLE OWNER IN FEE SIMPLE 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 3684 AT FOLIO 487 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO LEASES, LURNS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS DEAN OF SUBDIVISION.

DATE: 10-20-2012  
PASQUALE S. LENTINI, OWNER

**GENERAL NOTES:**

1. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
2. THIS PROPERTY IS CURRENTLY ZONED R-40.
3. THE PROPERTY SHOWN HEREON APPEARS ON MONTGOMERY COUNTY TAX MAP GRID GN-51 AND M.S.C. 200' SHEET# 208N406.
4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN SHOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE HEREBY INCORPORATED 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.
5. THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AND THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONVERSION OF AN OUTLOT INTO A PROJECTED LOT IN SECTION 50-35A(G)(2). THIS PLAT ALSO INVOLVES THE CONSOLIDATION OF THE RESULTANT LOT WITH LOT 8 AS PROVIDED FOR IN SECTION 50-35A(G)(3).
6. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND INTERESTS IN THE PROPERTY SHOWN HEREON. THE SUBDIVISION RECORDS PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

SUBDIVISION RECORD PLAT  
**LOT 58, BLOCK 13**  
A RESUBDIVISION OF

LOT 8 AND OUTLOT A, BLOCK 13

**MASSACHUSETTS AVENUE FOREST**  
BETHESDA (7th) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' SEPTEMBER 2012

PREPARED BY  
**SNIDER & ASSOCIATES**  
LAND SURVEYORS

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

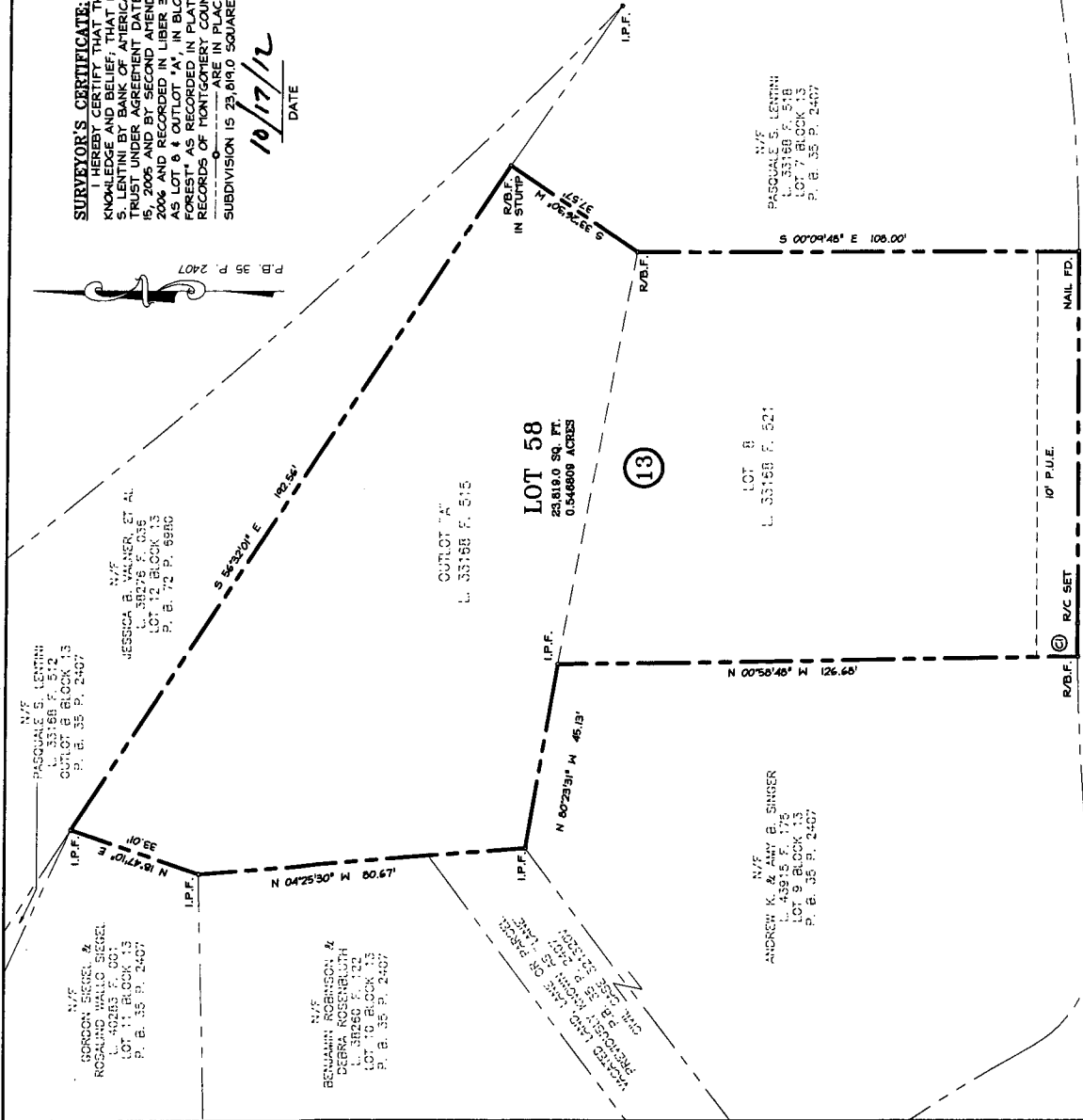


GRAPHIC SCALE



**LEGEND:**

- I.P.F. = IRON PIPE FOUND & HELD
- R/B.F. = REBAR FOUND & HELD
- R/C SET = REBAR & CAP SET
- P.U.E. = PUBLIC UTILITY EASEMENT



**GOLDSBORO ROAD**  
(PREVIOUSLY DEDICATED, P.B. 27 P. 1790)

AREA TABULATION

LOT 58 = 23,819.0 S.F. OR 0.546809 ACRES

DEDICATION AREA = N/A

TOTAL AREA = 23,819.0 S.F. OR 0.546809 ACRES

M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	RECORDED:	DATE:
DIRECTOR:	PLAT NO.:	CHAIRMAN:
DRAFTED: C.W.I.	CHECKED: W.F.A.	ASST. SECRETARY - TREASURER:
JOB NO.: 12-25062RP		

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Massachusetts Ave. Forest Plat Number: 220130160  
 Plat Submission Date: 8/7/2012  
 DRD Plat Reviewer: W. Myrah  
 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 ok Lot Area ok Zoning ok Bearings & Distances ok Coordinates ok  
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard  
 BRLs N/A Adjoining Land ✓ Vicinity Map ✓ Septic/Wells N/A  
 TDR notes N/A Child Lot note N/A Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓  
 SPA ✓

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	7/8/12	8/24/12		No Comments
Research	Bobby Fleury			8/9/12	
SHA	Corren Giles				OK
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>WM</u>	<u>8/30/12</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>10/19/12</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>11-6-12</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SOS</u>	<u>11-15-12</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>MCDPS Approval of Plat:</b>		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
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: \_\_\_\_\_
- 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: \_\_\_\_\_