




MCPB  
Item # 1B  
3-21-2013


**MEMORANDUM**

**DATE:** March 13, 2013

**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

William Mayah, Principal Planning Technician  
D.A.R.C. Division   
(301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for March 21, 2013

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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 plats. The following plats are included:

**Alta Vista Knoll/Alta Vista Terrace - Plat No. 220121220**  
**Parkwood - Plat No. 220130730**

**Plat Name:** Alta Vista Knoll/Alta Vista Terrace  
**Plat #:** 220121220

**Location:** Located on the west side of Lundigan Court, 150 feet north of Alta Vista Road.  
**Master Plan:** Bethesda-Chevy Chase  
**Plat Details:** R-60 zone; 2 lots  
Community Water, Community Sewer  
**Applicant:** Nuray Anahtar

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 this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(1) of the subdivision regulations and supports this subdivision record plat.

CURVE	ARC LENGTH	CHORD	DELTA	CHORD BEARING	CHORD
C1	68.95	60.00	65°50'15"	S 21°45'37" E	65.21

NO. OF LOTS	2
DEDICATION	0.0 SQ.FT.
TOTALS	35,166 SQ.FT./0.80739AC.

**OWNER'S CERTIFICATION**

WE, NURAY ANHATAR AND ALI YAVUZ ANHATAR, BEING OWNER OF EXISTING LOT 25 BLOCK A IN THE SUBDIVISION BEING A RESUBDIVISION OF LOT 25 IN BLOCK A, IN A SUBDIVISION KNOWN AS "ALTA VISTA TERRACE" BEING A RESUBDIVISION OF LOT 25 IN BLOCK A, IN A SUBDIVISION KNOWN AS "ALTA VISTA TERRACE" AS TENANTS BY THE ENTIRETY GRANT 10, P.U.E. FOR LOT 26, BLOCK D SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES OR TRUSTS AFFECTING THIS PROPERTY, EXCEPT A CERTAIN DEED OF TRUST DATED 26th FEBRUARY 2007 RECORDED IN LIBER 34059 AT FOLIO 112 WITH REGARDS TO LOT 5, BLOCK D, ALTA VISTA TERRACE, GRANTED BY JOHN WILLIAM WEDDLE AND VICTORIA BARTCH WEDDLE, ALSO DEED OF TRUST DATED 15th SEPTEMBER 2011 RECORDED IN LIBER 42304 AT FOLIO 430 WITH REGARDS TO LOT 26, BLOCK A, ALTA VISTA TERRACE, GRANTED BY NURAY ANHATAR AND ALI YAVUZ ANHATAR RECORDED AMONG THE SAID LAND RECORDS, AND THAT PROPERTY MARKER SHOWN THUS: -B- ARE SET IN ACCORDANCE WITH THE SAID LAND RECORDS, MONTGOMERY COUNTY, MARYLAND, THOSE HAVING AN INTEREST THEREIN HAVE ASSENTED THERETO BY SIGNING HEREON.

*[Signature]*  
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WE HEREBY ASSENT TO THIS PLAN OF RESUBDIVISION

ON BEHALF OF CITY MORTGAGE, INC.

ON BEHALF OF BANK OF AMERICA, NA

ON BEHALF OF BANK OF AMERICA, NA

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PLAT NO. \_\_\_\_\_

PLAT #12328

N.42800  
W.30100

N.42700  
W.29900

N.42450  
W.30100

N.42500  
W.30082.31

N.42518.63  
W.30082.31

N.42450  
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W.30082.31

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT IT IS A RESUBDIVISION OF LOT 25 IN BLOCK A, IN A SUBDIVISION KNOWN AS "ALTA VISTA KNOLL" AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 107 AT PLAT 12328, BEING THE LAND ACQUIRED BY NURAY ANHATAR AND ALI YAVUZ ANHATAR BY DEED DATED 10/15/2011, BEING THE LAND ACQUIRED BY LIBER 42304 AT FOLIO 430, AND A RESUBDIVISION OF LOT 5 IN BLOCK D, IN A SUBDIVISION KNOWN AS "ALTA VISTA TERRACE" AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 28 AT PLAT 1784, BEING THE LAND ACQUIRED BY JOHN WILLIAM WEDDLE AND VICTORIA BARTCH WEDDLE BY DEED DATED JULY 18, 1991 AND RECORDED IN LIBER 9852 AT FOLIO 559 AMONG THE SAID LAND RECORDS, AND THAT PROPERTY MARKER SHOWN THUS: -B- ARE SET IN ACCORDANCE WITH SECTION 22-2 OF THE MONTGOMERY COUNTY CODE. TOTAL AREA OF THIS PLAN OF RESUBDIVISION IS 35,166 SQUARE FEET OR 0.80739 ACRES. THERE IS NO STREET DEDICATION BY THIS PLAN.

*[Signature]*  
ANDREW HUSBANDS - PROFESSIONAL LAND SURVEYOR 21188  
EXPIRATION DATE: 01-04-2014



**SUBDIVISION RECORD PLAT**  
**LOT 32, BLOCK A**  
**ALTA VISTA KNOLL**

**AND**  
**LOT 26, BLOCK D**  
**ALTA VISTA TERRACE**

BEING A RESUBDIVISION OF  
LOT 25, BLOCK A, ALTA VISTA KNOLL  
AND  
LOT 5, BLOCK D, ALTA VISTA TERRACE

07TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 40'  
JANUARY, 2012

**A&H CONSULTANTS' LLC**  
ENGINEERS - SURVEYORS - CONSULTANTS  
4900 FORBES BLVD., SUITE 203  
LANTHAN, MARYLAND 20706  
C800 429-1750 FAX 429-1757

PLAT No. \_\_\_\_\_  
DATE: \_\_\_\_\_  
SCALE: 1" = 40'

DEPARTMENT OF PERMITTING SERVICES  
MONTGOMERY COUNTY, MARYLAND  
APPROVED: \_\_\_\_\_  
DIRECTOR: \_\_\_\_\_

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY, PLANNING BOARD. APPROVED:  
CHAIRMAN: \_\_\_\_\_  
SECRETARY - TREASURER: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Lot 32, Block A Alka Vista Knoll

Plat Name: Lot 26, Block D Alka Vista Terrace Plat Number: 220121220

Plat Submission Date: 2/7/2012

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  Lot Area  Zoning  Bearings & Distances  Coordinates   
 Plan # N/A Road/Alley Widths  Easements  Open Space N/A Non-standard  
 BRLs N/A 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	2-8-2012	2-21-2012	2-21-12	NO COMMENTS
Research	Bobby Fleury				OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): WM 3/20/12  
 Final Mylar & DXF/DWG Received: WM 3/7/13  
 Final Mylar Review Complete: WM 3/13/13

## Board Approval of Plat:

Plat Agenda: WM 3/21/13  
 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. \_\_\_\_\_

