

**MCPB  
Item # 1B  
9-8-2016**

**MEMORANDUM**

**DATE:** August 29, 2016

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Senior Planner  
Jay Beatty, Planner  
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 September 8, 2016

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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:

<b>220151130</b>	<b>Cabin Branch</b>
<b>220151380 - 220151410</b>	<b>Cabin Branch</b>
<b>220161050</b>	<b>Washington Adventist University</b>
<b>220161150</b>	<b>Chevy Chase, Section 3</b>

**Plat Name: Cabin Branch**  
**Plat #: 220151130**

Location: Located on the west side of Cabin Branch Avenue in the vicinity of Skimmer Street.

Master Plan: Clarksburg Master Plan

Plat Details: CRT zone, 21 lots and 1 parcel

Applicant: Winchester Homes, Inc.

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 12003110B (MCPB Resolution No. 08-117), and Site Plan No. 820110080 (Certified Site Plan dated August 16, 2012) as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

**Plat Name:** Cabin Branch  
**Plat #:** 220151380 - 220151410

**Location:** Located in the northwest corner of the intersection of West Old Baltimore Road and Broadway Avenue.

**Master Plan:** Clarksburg Master Plan

**Plat Details:** CRT zone, 75 lots and 10 parcels

**Applicant:** NVR, Inc.

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 12003110B (MCPB Resolution No. 08-117), and Site Plan No. 820070140 (Certified Site Plan dated August 22, 2013) as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

**Plat Name:** Washington Adventist University  
**Plat #:** 220161050

**Location:** Located in the northwest quadrant of the intersection of Carroll Avenue (MD 195) and Flower Avenue (MD 787).

**Master Plan:** Takoma Park Master Plan

**Plat Details:** R-60 zone, 1 lot

**Applicant:** Washington Adventist University, Inc.

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 with SRW201602 (MCPB Resolution No. 16-082) and supports this minor subdivision record plat.

**Plat Name:** Chevy Chase, Section 3  
**Plat #:** 220161150

**Location:** Located on the west side of the northern terminus of Fulton Street.  
**Master Plan:** Bethesda - Chevy Chase Master Plan  
**Plat Details:** R-60 zone, 1 lot  
**Applicant:** Glenbrook Partners, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(11)** of the Subdivision Regulations, which states:

**Section 50-35A(a)(11) Creation of a Lot from Part of a Lot.** A part of a previous recorded lot that was created as a result of a deed transfer of land from the lot, and which contains a legally constructed one-family dwelling, may be converted into a lot under the minor subdivision procedures if:

- a. the part of lot is located in a one family residential zone; and
- b. all applicable conditions or agreements applicable to the subdivision approval creating the original lot will also apply to the new. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

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