



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

**MCPB**  
**Item # 1B**  
**9-7-2017**

**MEMORANDUM**

**DATE:** August 23, 2017

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Senior Planner  
Jay Beatty, Planner  
D.A.R.C. Division  
(301) 495-4522 & (301) 495-2178

*SBS*  
*JRB*

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board Agenda for September 7, 2017

---

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>220150740, 220150760</b>	<b>Lynwood</b>
<b>220160310</b>	<b>West Chevy Chase Heights</b>
<b>220160660</b>	<b>Guru Nanak Foundation</b>
<b>220161080, 220161090</b>	<b>Black Hill</b>
<b>220170810</b>	<b>Alta Vista</b>
<b>220170910</b>	<b>McCauley Park</b>
<b>220170960</b>	<b>Somerset Heights</b>
<b>220171020</b>	<b>Chevy Chase View</b>

**Plat Name:** Chevy Chase View  
**Plat #:** 220171020

**Location:** Located on the south side of Glenridge Street, 150 feet west of Gartrell Place

**Master Plan:** Kensington Wheaton Master Plan

**Plat Details:** R-90 zone; 2 lots

**Owner:** Nicholas and Lauren Desarno and the Estate of William H. Pietsch

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.A.** of the Subdivision Regulations; which state:

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
  2. additional lots are not created;
  3. 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;
  4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
    - a. proposed lot line adjustment as a dashed line;
    - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
    - c. any minimum building setback that would be altered by the minor lot line adjustment; and
    - d. the amount of lot area affected by the minor lot line adjustment;
  5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

A record plat application must be submitted to the Director within 90 days after approval or the approval is void.

**GENERAL NOTES:**

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY SUBDIVISION RECORD PLAT SHALL BE CONTAINED HEREIN. THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD IS INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THIS PLAT, UNLESS EXPRESSLY CONTAINED BY THE PLAT. THE MOUNTAIN VIEW SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE SUPERSEDED BY ANY SUBSEQUENT PLAT, UNLESS THE PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. ALL PROPERTY CORNERS HAVE BEEN SET.
3. THIS RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, INCLUDING BUT NOT LIMITED TO, EASEMENTS, RIGHTS OF WAY, ETC. THE PROPERTY, THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE REPORT OR TO DEPICIT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
5. THIS PROPERTY IS ZONED R90 AND IS SHOWN ON TAX MAP HP24E.
6. THIS PROPERTY IS SHOWN ON VSSC 800 SHEET 218W04.
7. THIS PROPERTY LIES WITHIN ZONE X PER FEMA FLOOD MAPS, COMMUNITY PANEL NO. 2403100365D, EFFECTIVE DATE 9/29/2006.
8. BEARINGS AS SHOWN HEREON ARE BASED UPON THE PLAT OF SUBDIVISION RECORDED IN PLAT BOOK 41 PLAT 2980.
9. THIS PLAT COMPLES WITH MONTGOMERY COUNTY SUBDIVISION REGULATIONS, MINOR LOT LINE ADJUSTMENT, SECTION 30.71A.
10. AGREEMENT AS RECORDED IN DEED BOOK 54446 AT PAGE 47.

**OWNER'S CERTIFICATE**

NICHOLAS DESARNO AND LAUREN DESARNO, HUSBAND AND WIFE, OWNERS OF FORMER LOT 11 AND ALODIA C. HAMALAINEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM H. PIETSON, RESTRICTION LINES. THE OWNERS FURTHER GRANT A PUBLIC UTILITY EASEMENT (PILES) AS SHOWN HEREON TO THE PARTIES NAMED IN THAT CERTAIN DOCUMENT ENTITLED "TERMS AND PROVISIONS OF EASEMENT" RECORDED IN DEED BOOK 54446 AT PAGE 47. THE PARTIES HEREBY AGREE TO ALL FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES FURTHER THE OWNERS HAVE CAUSED ALL PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH THE MOUNTAIN VIEW SUBDIVISION RECORD PLAT. THERE ARE NO SUITS, ACTIONS, TRUST, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED IN DEED BOOK 54573 AT PAGE 43, AND THE PARTIES HEREBY HERBY ASSENT TO THIS PLAT OF SUBDIVISION.

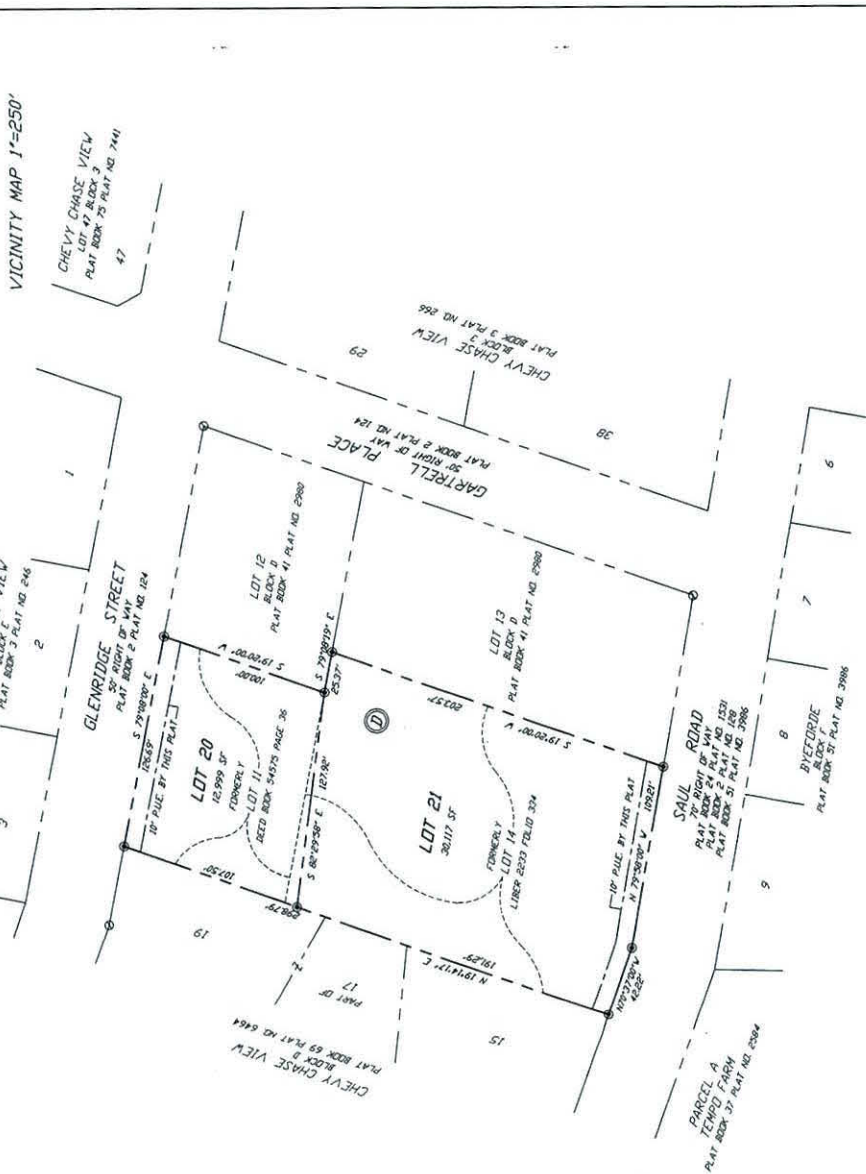
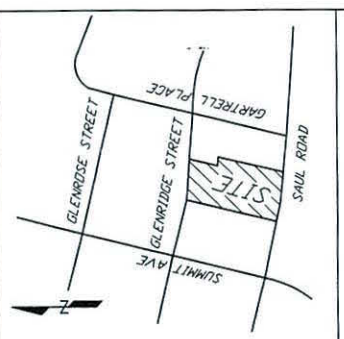
OWNERS:  
 7/21/17 DATE *Nicholas Desarno*  
 7/21/17 DATE *Lauren Desarno*  
 7/21/17 DATE *Alochia C. Hamalainen*  
 UNITED BANK: *7/21/17* DATE *Benjamin Paole*  
 TRUSTEE *Benjamin Paole*  
*Scotie Vines President*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LAND ACQUIRED BY NICHOLAS DESARNO AND LAUREN DESARNO, HUSBAND AND WIFE, AND ALODIA C. HAMALAINEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM H. PIETSON, JR. BY DEED DATED JULY 16, 1956, AS RECORDED IN DEED BOOK 54446 AT PAGE 47, AND ALSO PART OF THAT LAND CONVEYED BY H. SMITH RUCKER TO WILLIAM H. PIETSON, JR. BY DEED DATED JULY 16, 1956, AS RECORDED AMONG SAID LAND RECORDS IN LIBER 2533 AT FOLIO 334. I HAVE FURTHER CERTIFIED THAT THE PROPERTY OWNERS OF THE MOUNTAIN VIEW SUBDIVISION RECORD PLAT IS 42,116 SQUARE FEET OR 0.98998 ACRES OF LAND OF WHICH 0.00 ACRES IS DEDICATED TO PUBLIC USE.

7/21/17 DATE *Stephen J. Ventholli*  
 MERIDIAN SURVEYS, INC.  
 STEPHEN J. VENTHOLI  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REG. NO. 10767  
 EXPIRES 2-10-2018

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	LEGEND <input checked="" type="radio"/> REBAR & CAP SET <input type="radio"/> IRON PIPE FOUND, HELD	PREPARED BY: MERIDIAN SURVEYS, INC. P.O. BOX 549 FORT BELLEVILLE, MARYLAND 21704 (301) 721-9400 EMAIL: steve@meridiansurveys.com MSI NO. 17-1091
DIRECTOR: <i>Scottie Vines</i>		RECORDED: _____
DATE: 7-28-2017		PLAT NUMBER: _____
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	ASST. SECRETARY TREASURER	
APPROVED: _____ DATE: _____ CHAIRMAN		
M.N.C.P. & P.C. RECORD FILE NO.		



**SUBDIVISION RECORD PLAT**  
**LOTS 20 & 21**  
**BLOCK D**  
**CHEVY CHASE VIEW**  
 A RESUBDIVISION OF LOTS 11 & 14  
 BLOCK D, CHEVY CHASE VIEW  
 ELECTION DISTRICT NO. 13  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=50' MAY, 2017

