

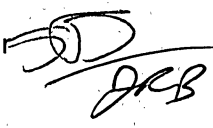

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
1-17-2019

MEMORANDUM

DATE: January 7, 2019

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator 
Jay Beatty, Senior 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 January 17, 2019

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:

220181090 Kenwood

220190380 Chevy Chase Manor

Plat Name: Kenwood
Plat #: 220181090

Location: Located on the north side of Woodlawn Avenue, 300 feet east of Highland Drive Road

Master Plan: Bethesda Chevy Chase Master Plan

Plat Details: R-90 zone; 1 lot

Owner: Jason Snyder and Cynthia Richman

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2** of the Subdivision Regulations, which states:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
 - a. any conditions applicable to the original subdivision remain in effect;
 - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
 - c. all required right-of-way dedication is provided.
 2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
 - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
 - b. any conditions applicable to the existing lot remain in effect on the new lot;
 - c. any required road dedication is provided; and
 - d. the existing platted lot was not identified as an outlot on a plat.

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 50.7.1.C.2. and supports this minor subdivision record plat.

Plat No.:

Owner's Certificate

Surveyor's Certificate

We further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

I also certify, that if engaged, I will set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon except a certain Deed of Trust recorded in Book: 56317 at Page: 233 and the parties in interest thereto have below indicated their assent.

I further certify, that the total area included in this subdivision record plat is 17,744 square feet or 0.4073 of an acre of land; there is no street dedication by this plat.

Date: Nov. 14, 2018
 Witness: DANIEL F. DEBILLO
 Witness: AMANDA BARNETT

Date: 10/24/18
 Property Line Surveyor: Daniel F. DeBillo
 Maryland Reg. No. 526
 Exp.: 02/17/2019

I hereby assent to this plat of subdivision.
 Date: Nov 20, 2018
 By: Jason T. Snyder, Owner
 Witness: Cynthia E. Richmond, Owner

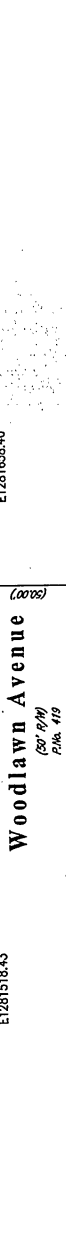
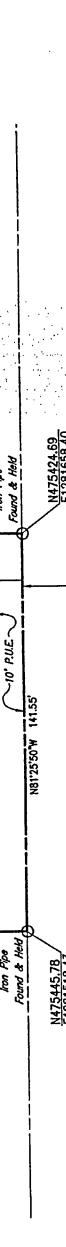
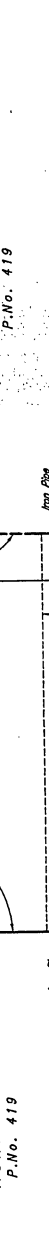
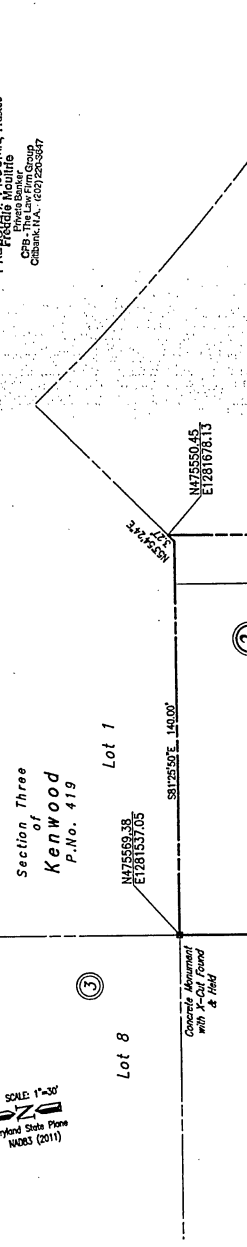
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Citybank, N.A.
 By: Freddie P. Monte
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 The Law Firm Group
 Citybank, N.A. (410) 720-3307

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Section Three of Kenwood P.No. 419

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The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____ Date: _____
 Chairman _____ Asst. Secretary - Treasurer _____

Department of Permitting Services,
 Montgomery County

Recorded: _____
 Plat No.: 220181090