



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


MCPB  
Item # 1B  
5-9-2013

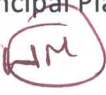
**MEMORANDUM**

**DATE:** May 2, 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

Williamayah, 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 May 9, 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:

**Chevy Chase, Section 8 – Plat No. 220130870**  
**Marshall's addition to Bethesda – Plat No. 220131160**

**Plat Name:** Chevy Chase, Section 8

**Plat #:** 220130870

**Location:** Located on the north side of Walsh Street, 350 feet southwest of East Avenue.

**Master Plan:** Bethesda Chevy Chase

**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer

**Applicant:** Haresh H. Luthria

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(10)** of the Subdivision Regulations, which states:

**Combining a lot and adjoining property.** Except in agricultural zones, the Planning Board may approve plats under the minor subdivision process to consolidate an existing platted lot and a partition of land created as a result of a deed, provided:

- a. In a one-family residential zone, the partition 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 full force and effect on the new lot;
- c. Any required street dedication is provided; and
- d. The subject 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 50-35A(a)(10) and supports this minor subdivision record plat.

**PLAT NO.**

**SURVEYOR'S CERTIFICATE**

HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAN SUBMITTED TO ME FOR RECORDATION IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AND CONVEYANCE FROM THOMAS M. TRACY AND JANE S. TRACY, HUSBAND AND WIFE TO DAVID A. LUBER AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE LAND RECORDED IN LIBER 43097 AT FOLIO 17, 2011 IN THE RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN THEREON WERE FOUND IN PLACE AND THAT IF ENCLOSED AND DESCRIBED BOUNDARY MARKERS SHOWN THEREON WERE FOUND IN PLACE WITHIN SECTION 30-24(C) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED ON THIS PLAN IS 10,000 SQUARE FEET OR 0.22956 OF AN ACRE, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

02-28-2013  
DATE

*Charles A. Pollano, Jr.*  
CHARLES A. POLLANO, JR.  
PROFESSIONAL LAND SURVEYOR  
MONTGOMERY COUNTY, MARYLAND  
LICENSE EXPIRES DECEMBER 28, 2013

**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE WITHIN BUILDING RESTRICTION LINES.

FURTHER, WE GRANT TO THE PARTIES NAMED IN A CERTAIN DOCUMENT ENTITLED "REGULATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3841 AT FOLIO 100, 2010, AND TO EACH OF THE PARTIES NAMED IN SAID DOCUMENT, AND TO EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE WITHIN RESTRICTION LINES HEREON AS "P.U.E." WITH THE TERMS AND PROVISIONS OF SUCH A GRANT BEING INCORPORATED AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, AND OUR SUCCESSORS AND ASSIGNS, WILL CHASE AND ENGAGE A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 30-24(C) OF THE MONTGOMERY COUNTY CODE.

WE RECORDED SUTTS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE WITHIN RESTRICTION LINES AT FOLIO 101 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND ALL PARTIES WITH AN INTEREST THEREIN HAVE INDICATED THEIR ASSENT BELOW.

*Maria*  
MARIA E. LUTRINA, OWNER  
DATE: 03/08/2013

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION:  
SANTRUET MORTGAGE, INC.

*Laura Forrester*  
Laura Forrester  
DATE: 4/10/2013

The Maryland-National Capital Park & Planning Commission  
Montgomery County Planning Board

Approved \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

M-N.C.P. & P.C. Record File No. \_\_\_\_\_

ASST. SECRETARY-TREASURER \_\_\_\_\_

Approved \_\_\_\_\_ DATE \_\_\_\_\_

Montgomery County, Maryland  
Department of Permitting Services

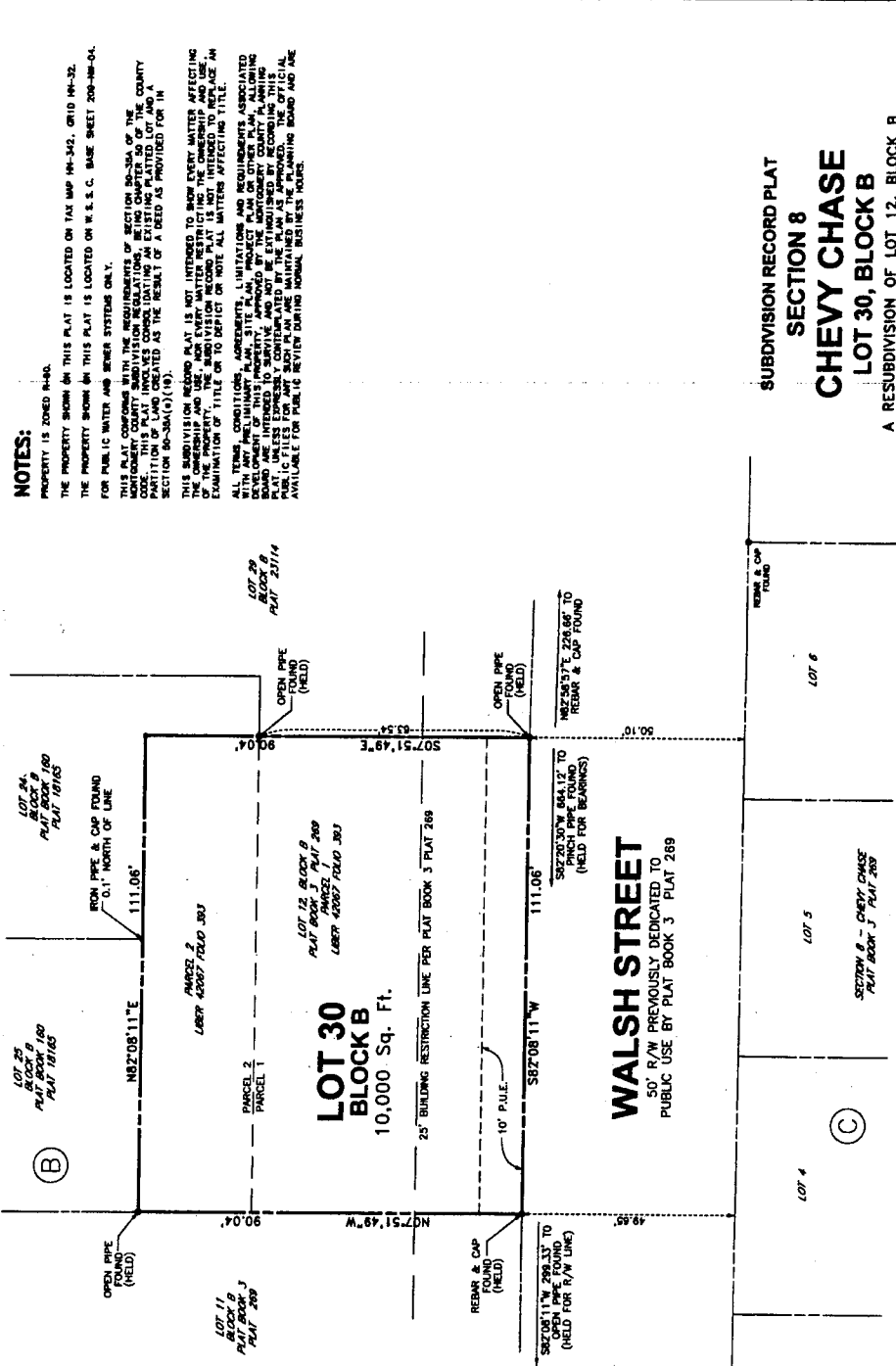
RECORDED \_\_\_\_\_ DATE \_\_\_\_\_

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

DIRECTOR \_\_\_\_\_

PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOTS	0.22956 AC.
AREA OF STREET DEDICATION	0.00000 AC.
TOTAL AREA THIS PLAT	0.22956 AC.

VICINITY MAP 1"=1000'



**NOTES:**

PROPERTY IS ZONED R-40.

THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP 44-342, GRID 14-32.

THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON W.E.S.C. BASE SHEET 208-46-04.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.

THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 30-24(C) OF THE MONTGOMERY COUNTY CODE. THIS PLAT INCLUDES CORNER DATA IN ACCORDANCE WITH SECTION 30-24(C)(10).

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO AFFECT AN EXAMINATION OF TITLE OR TO DEPEND ON OR NOTE ALL MATTERS AFFECTING TITLE.

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH THE WITHIN RESTRICTION LINES, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THE WITHIN RESTRICTION LINES, SHALL BE EXTENDED TO THE SUBDIVISION RECORD PLAT AND SHALL BE EXTENDED TO THE SUBDIVISION RECORD PLAT AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUBDIVISION AFFECTED BY THIS PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUBDIVISION AFFECTED BY THIS PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUBDIVISION AFFECTED BY THIS PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUBDIVISION AFFECTED BY THIS PLAN AS APPROVED.

**SUBDIVISION RECORD PLAT  
SECTION 8  
CHEVY CHASE  
LOT 30, BLOCK B**

A RESUBDIVISION OF LOT 12, BLOCK B  
& AN ADJACENT PARCEL  
BETHESDA ELECTION DISTRICT No. 7  
MONTGOMERY COUNTY, MARYLAND  
SITE SOLUTIONS, INC.

20410 Chantrelle Drive, Suite 206  
Gaithersburg, Maryland 20878  
(301) 540-2001 Fax: (301) 540-7991



SCALE: 1"=20'

FEBRUARY 2013

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Section 8, Cherry Chase Plat Number: 220130870

Plat Submission Date: 11/27/12

DRD Plat Reviewer: W. M. M...

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  Adjoining Land \_\_\_\_\_ Vicinity Map \_\_\_\_\_ Septic/Wells \_\_\_\_\_

TDR note \_\_\_\_\_ Child Lot note \_\_\_\_\_ Surveyor Cert \_\_\_\_\_ Owner Cert \_\_\_\_\_ Tax Map \_\_\_\_\_

SPA \_\_\_\_\_

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>C. B. Savage</u> Evelyn Gibson	<u>11/28/12</u>	<u>12/14/12</u>	<u>12/3/12</u>	<u>Remove FC Note</u>
Research	Bobby Fleury			<u>11/30/12</u>	<u>OK</u>
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): Initial WM Date 11/7/2012

Final Mylar & DXF/DWG Received: Initial WM Date 4/25/13

Final Mylar Review Complete: Initial WM Date 4/29/13

## Board Approval of Plat:

Plat Agenda: Initial WM Date 5/9/13

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. \_\_\_\_\_

**(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum**

- a) Number of Lots: \_\_\_\_\_
- b) Written MCDPS approval of proposed septic area: \_\_\_\_\_
- c) Required street dedication: \_\_\_\_\_
- d) Easement for balance of property noting density and TDRS: \_\_\_\_\_
- e) Average lot size of 5 acres: \_\_\_\_\_
- f) Forest Conservation requirements met: \_\_\_\_\_

**(9) Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance**

- a) Any required street dedication: \_\_\_\_\_
- b) Adequate sewerage/water service to the property: \_\_\_\_\_

**(10) Combining an existing lot with adjoining property created by deed**

- a) Property is not located in an Agricultural Zone
- b) Partition of land is unable to be platted on its own
- c) Applicable conditions for existing lot remain in effect
- d) Required street dedication

**(11) Creation of Lot from part of a lot**

- a) Property contains legal one-family dwelling \_\_\_\_\_
- b) Subject property located in a one-family residential zone \_\_\_\_\_
- c) Conditions creating the original recorded lot remain \_\_\_\_\_