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

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:

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

Planning Board Agenda: September 7, 2017