



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

MCPB
Item # 1B
9-7-2017

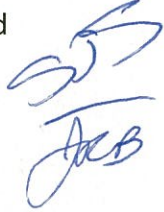
MEMORANDUM

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

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	McAuley Park
220170960	Somerset Heights
220171020	Chevy Chase View

Plat Name: West Chevy Chase Heights
Plat #: 220160310

Location: Located in the southwest quadrant of the intersection of West Virginia Avenue and Lynbrook Drive
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Kenneth and Olga Blumenstock

Staff recommends approval of this minor subdivision plat pursuant to **Sections 50-35A(a)(3) and 50-35(a)(10)** of the Subdivision Regulations, which state:

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

50-35A(a)(10) 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 respective requirements of Section 50-35A(a)(3) and Section 50-35A(a)(10) and supports this minor subdivision record plat.

OWNER'S CERTIFICATE

We, Kenneth Blumentstock and Olga Blumentstock, owners of the property shown and described herein, hereby adopt this plat of subdivision. We further grant a 10-foot public utility easement herein as 10' P.U.E. to the utility companies shown on the plat. The Public Utility Easements are recorded in Liber 3824 of Folio 457 among the Land Records of Montgomery County, Maryland.

There are no suits, liens, leases, mortgages or trust affecting the property included in this plat of subdivision, except for a Deed of Trust, dated 05/07/2011, recorded on 05/17/2011 among the Land Records of Montgomery County, Maryland in Liber 41605 of Folio 496 and the party in interest thereto have indicated their assent to this plat of resubdivision below.

Kenneth C. Blumentstock
 KENNETH BLUMENTSTOCK
 OLGA BLUMENTSTOCK
 W/M/L/S/T/68
 DATE 2/24/17
 DATE 02/24/17

Montago Electronic Registration Systems, Inc., as nominee for Stema Pacific Mortgage Company, Inc. ("M"), successors and assigns, P.O. Box 2026, Flint, MI 48501-2026 hereby assents to this plat of subdivision.

Raymond Williams
 Raymond Williams
 Vice President
 Date 7-20-17

PLAT NO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON TRULY SETS FORTH THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A CORRECT AND ACCURATE REPRESENTATION OF THE ESTATE OF JOSEF SUNENMAIER TO KENNETH BLUMENTSTOCK AND OLGA BLUMENTSTOCK BY DEED DATED FEBRUARY 2ND 2006 AND RECORDED IN LIBER 31815 MONTGOMERY COUNTY, MARYLAND. I ALSO BEAR A RESUBDIVISION OF LOTS 15 & 16 OF WEST CHEVY CHASE HEIGHTS AMONG THE AFORESAID LAND RECORDS AND PART OF ABANDONED ALLEY AS PER COUNTY COUNCIL RESOLUTION NO. 18-10 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 49671 FOLIO 146.

I FURTHER CERTIFY THAT ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON ARE IN PLACE AS SHOWN IN ACCORDANCE WITH SECTION 50-216(i) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED ON THIS PLAT IS 6.057 ACRES, 17,000.1390 ACRES OF LAND.
 DATE 2/24/17
 SIGNATURE OF SURVEYOR
 LAND SURVEYOR LICENSE NO. 10994
 LICENSE EXPIRES 20/11/2018



VICINITY MAP
 SCALE: 1" = 200'

WEST VIRGINIA AVENUE
 (40' R/W)
 (Plat Book 2 at Plat 186)

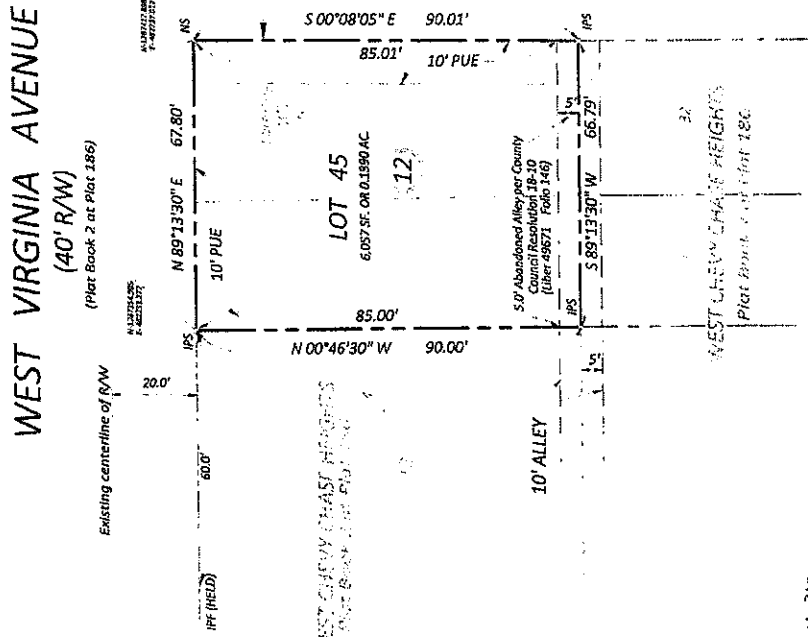
LYNBROOK DRIVE
 (Formerly Cypress Street) (Plat Book 2 at Plat 186)
 (R/W Width Varies)
 (Plat 1243)

- GENERAL NOTES:**
- The property is served by public water and sewer only.
 - The location of this record plat is in the R-60 zone as of the date of plat recordation.
 - IPS = Iron pipe set
 - IPF = Iron pipe found
 - IPF = Nail Found / NS = Nail Set
 - This plat is based on Tax Map No. 2009-04.
 - This plat conforms to the requirements for minor subdivision approval contained in Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of two lots and half an abandoned alley, as provided for in Section 50-35A (a)(3) and 50-35A (a)(4).
 - This subdivision record plat is not intended to show every matter affecting title ownership and use nor every matter restricting the interest to purchase and examination of title or to depict of hole all matters.
 - The North five feet of the alley adjacent to lots 15 & 16 was abandoned by the Montgomery County Council on December 9, 2014 Resolution No. 18-10 and recorded in the Montgomery County Land Records in Liber 49671 Folio 146.

SUBDIVISION RECORD PLAT
 LOT 45, BLOCK "12"
 WEST CHEVY
 CHASE HEIGHTS
 A RESUBDIVISION OF LOTS 15 & 16, BLOCK "12"

(PLAT BOOK 2, PLAT 186)
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20'
 MAY, 2016

SURVEYS, INC.
 SURVEYORS • ENGINEERS • LAND PLANNERS
 PERMIT SERVICES
 350 HANNA STREET
 LAUREL, MARYLAND, 20707
 PHONE 301-76-0581 FAX 301-76-0642



RECORDED	PLAT BOOK	PLAT NUMBER

APPROVED: August 4, 2017
 DATE
 DIRECTOR OF DESIGN

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____ DATE _____
 CHAIRMAN SECRETARY-TREASURER
 M.N.C.P.A., P.C. RECORD FILE NO. _____

AREA OF TABULATION
 ABANDONED ALLEY = 334.11 SQ. FT. OR 0.0077 AC.
 LOTS 15 & 16 = 5,723 SQ. FT. OR 0.1313 AC.
 TOTAL LOT 45 = 6,057 SQ. FT. OR 0.1390 AC.

20160310

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

Datum, Plat Book 2 Plat 186