



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

MCPB
Item # 1B
10-19-2017


MEMORANDUM

DATE: October 10, 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 October 19, 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:

220171030

Crestview

Plat Name: Crestview
Plat #: 220171030

Location: Located in the eastern quadrant of the intersection of Westway Drive and Bayard Boulevard
Master Plan: Bethesda Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Lina and John McAuliffe

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.1. of the Subdivision Regulations; which state:

- 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.1. and supports this minor subdivision record plat.

PLAT NO.

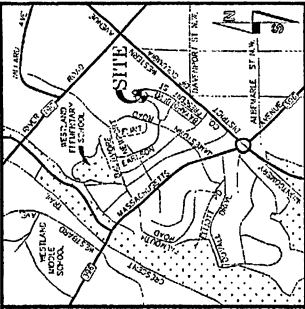
OWNER'S CERTIFICATE:

- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plat, allowing development of the property included on this plat, as approved by the Montgomery County Planning Board are intended to survive unless modified by further actions of the Board. The Official Public Files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
- This plat conforms with requirements for minor subdivision approvals contained in the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code as provided for in Section 50.7.1.C.1, which provides for the consolidation of two or more lots into one lot.
- This subdivision record plat is not intended to show every matter affecting the ownership and use of the property, but is intended to replace the examination of title or to depict on note all matters affecting title.
- This property is served by public water and sewer service only.
- This property is currently zoned R-60.
- This property is shown on Montgomery County Tax Map Grid MW-22.
- This property is shown on W.S.S.C. Sheet #206 NW 05.

We, Lina McAlliffie and John McAlliffie owners of the property shown and described herein, hereby adopt this plat of subdivision, establish the minimum building restriction lines and grant the ten (10) foot Public Utility Easement shown herein as "10' P.U.E." to the parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

There are no leases, liens or trusts on the property included on this plat of subdivision except for certain deeds of trust held by Eastern Savings Bank, fob, recorded in Book 54713 at Page 235 and Book 54713 at Page 271 among the land records of Montgomery County, Maryland and the parties of interest thereto hereby agree to this plat of subdivision.

9-9-2017 Date
 Lina McAlliffie
 John McAlliffie
 For Eastern Savings Bank, fob:
 Richard C. Zestkind
 Witness: Richard C. Zestkind



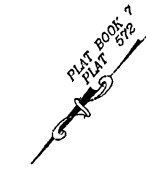
VICINITY MAP
 SCALE: 1"=1000'
 ADC MAP 37th EDITION
 ADC MAP 40 GRID K4

SURVEYOR'S CERTIFICATE:

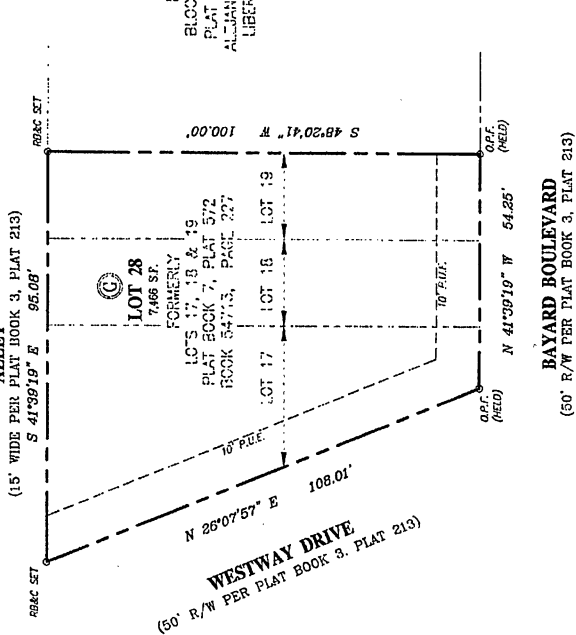
I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief that it is a resubdivision of all the land conveyed by Charles W. Hoge, Successor Co-Trustee and Mark W. Hoge, Successor Co-Trustee of The THOMAS S. HOGE D/M/G TRUST ("Tomtor"), to Lina McAlliffie and John McAlliffie, husband and wife (Grantless) by deed dated May 17, 2017 as recorded in Book 54713 at Page 227; said property also being known as lots 17, 18 and 19 in block "G" in the subdivision known as "CRESTVIEW" per a plat recorded in Plat Book 7 at Plat 572, among the Land Records of Montgomery County, Maryland

I also certify that property corners marked thus: are in place in accordance with Section 50.4.4.3(C) of the Montgomery County Code, Subdivision Regulations, the total area included on this plat of subdivision is 7,466 square feet or 0.17140 acres of land, 0.0 square feet or 0.00000 acres dedicated for public use.

9/6/17 Date
 Wayne F. Auberlin
 Professional Land Surveyor
 Maryland Reg. #21330
 License Expires: 01/07/2019

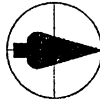


PLAT BOOK 7
 PLAT 572



SUBDIVISION RECORD PLAT
 LOT 28, BLOCK G
CRESTVIEW
 A RESUBDIVISION OF
 LOTS 17, 18 & 19 BLOCK G
 BETHESDA (7th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' MAY 2017

PREPARED BY
SNIDER & ASSOCIATES
 LAND SURVEYORS
 20270 GOLDENROD LANE, SUITE 110
 GERMANTOWN, MARYLAND 20876
 301/948-5100 Fax 301/948-1286



GRAPHIC SCALE



LEGEND:

O.P.F. INDICATES OPEN PIPE FINDER
 RB&C SET INDICATES REBAR AND CAP SET
 R/W INDICATES RIGHT OF WAY

AREA TABULATION

LOT 28 = 7,466 S.F. OR 0.17140 ACRES
 DEDICATION AREA = 0.0 S.F. OR 0.0 ACRES
 TOTAL AREA = 7,466 S.F. OR 0.17140 ACRES

M - NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES	DRAFTED: M.P.
MONTGOMERY COUNTY, MARYLAND	CHECKED: M.F.A.
DIRECTOR: <i>Dianna Lopez</i>	JOB NO.: 17-2503Z
DATE: 9/16/17	PLAT NO.:
MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
MONTGOMERY COUNTY PLANNING BOARD	
APPROVED: _____	DATE _____
CHAIRMAN _____	ASST. SECRETARY - TREASURER _____