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.
GENERAL NOTES:

1. All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plat, showing 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.

2. 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.

3. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use of this property. This subdivision record plat is not intended to replace the examination of titles or to depict or note all matters affecting titles.

4. This property is served by public water and sewer service only.

5. This property is currently zoned R-60.

6. This property is shown on Montgomery County Tax Map Grid NW-22.

7. This property is shown on W.S.S.C. Sheet #205 NW 05.

OWNER’S CERTIFICATE:

We, Lisa McCallum and John McCallum, owners of the property shown and described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines and grant the tax (10) foot Public Utility Easement shown hereon as “10’ P.U.E.” to the parties named in the document entitled “Declaration of Terms and Restrictions of Public Utility Easements” recorded in Liber 3824 at Folio 497 among the Land Records of Montgomery County, Maryland.

There are no liens, taxes or liens on the property included on this plat of subdivision except for certain deeds of trust held by Eastern Savings Bank, tab recorded in Book 54713 at Page 223 and Book 54713 at Page 271 among the land records of Montgomery County, Maryland and the parties of interest thereto hereby granted to this plat of subdivision.

9-9-2017

Lisa McCallum

John McCallum

For Eastern Savings Bank, G:

9-11-2017

Richard C. York, Sr. and General Counsel

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 subdivision of the land conveyed by Charles W. Hykes, Successor Co-Trustee and Mark W. Hykes, Successor Co-Trustees of the THOMAS S. HOSIE LIVING TRUST ("Trust"), to Lisa McCallum and John McCallum, husband and wife ("Grantors") by deed dated May 17, 2017 as recorded in Book 54713 at Page 133. Said property is also being known as lots 17, 18, and 19 in block "C" in the subdivision known as "CORRECTION PLAT OF PART OF 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 30.4.3.10 of the Montgomery County Code; Subdivision Regulations, the total area included on this plat of subdivision is 7,496 square feet or 0.17140 acres of land, 0.0 square feet or 0.00000 acres dedicated for public use.

9-6-17

Roger R. Ruppersberger

Professional Land Surveyor

Maryland Reg. #000338

License Expires: 09/20/2019

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

20370 GOLDENROD LANE, SUITE 110

GERMANTOWN, MARYLAND 20876

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