

Plat Name: Huntington Terrace
Plat #: 220171090

Location: Located on the south side of Roosevelt Street, 750 feet west of Old Georgetown Road (MD 187)

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Mark and Valerie Navolio

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.2 of the Subdivision Regulations, which states:

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

GENERAL NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLANS, SITE PLANS, PROJECT PLANS OR OTHER PLANS, ALLOWING THE DEVELOPMENT OF THIS PROPERTY, SHALL BE THE PROPERTY OF MONTGOMERY COUNTY PLANNING BOARD AND SHALL BE SUBJECT TO THE PLANNING BOARD'S REVIEW AND APPROVAL. THE PLANNING BOARD'S REVIEW AND APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN ENDORSEMENT BY THE PLANNING BOARD OR AVAILABLE FOR PUBLIC REVIEW BEARING NORMAL BUSINESS HOURS.
2. ALL PROPERTY CORNERS HAVE BEEN SET OR FOUND AS INDICATED.
3. THIS RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE SUBDIVISION AND USE, NOR EVERY MATTER RESTRICTING THE DEVELOPMENT AND USE OF THE PROPERTY. THE SUBDIVISION CORNERS IN THIS PLAT ARE NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE REPORT OR TO DEFLECT OR WAIVE ALL MATTERS AFFECTING TITLE.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
5. THIS PROPERTY IS ZONED R40 AND IS SHOWN ON THE MAP H487.
6. THIS PROPERTY IS SHOWN ON VESIC 800 SHEET 20000.
7. THIS PROPERTY LIES WITHIN ZONE 3 PER FIRM FLOOD MAPS, COMMUNITY MAP NO. 2-200000000.
8. RECORDS AS SHOWN HEREON ARE BASED UPON THE PLAT OF SUBDIVISION RECORDED IN LOT BOOK 8 PLAT NO. 131.
9. THIS RECORD PLAT IS SUBJECT TO THE TERMS, PROVISIONS, AND CONDITIONS SET FORTH IN MONTGOMERY COUNTY CODE, RESOLUTION NO. 88-742 DATED APRIL 4, 2017.

OWNER'S CERTIFICATE

MARK J. NAVOLIO AND VALERIE NAVOLIO, HUSBAND AND WIFE, OWNERS OF THE PROPERTY SHOWN HEREIN, HEREBY ADEPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THE OWNERS FURTHER GRANT A PUBLIC UTILITY EASEMENT (PLEASE AS SHOWN HEREON) TO THE PARTIES NAMED IN THAT CERTAIN DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND IN LIBER SECH FOLIO 457 TO THE RECORDS OF MONTGOMERY COUNTY REGISTERED IN ALL FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES, FURTHER THE OWNERS HEREBY CERTIFY THAT ALL CONDOMINIUM MEMBERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 30-43.6 OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS, TRUST, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED IN LIBER 49366 AT FOLIO 290, AND THE PARTIES IN INTEREST THERE TO HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.

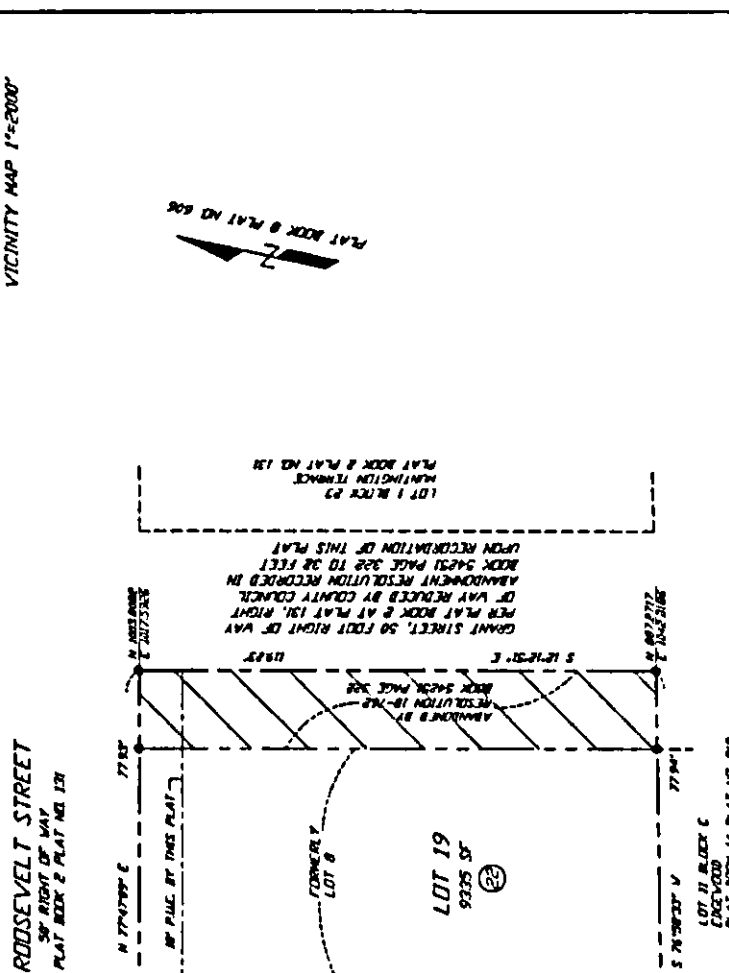
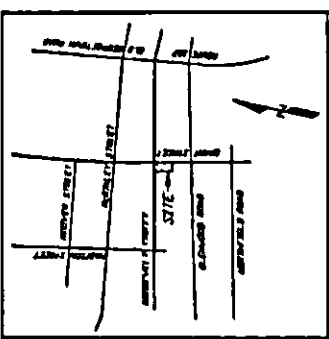
OWNERS:
 DATE: 5/19/2018
 DATE: 5/2/2018
 BY: Cynthia Dellinger, Mark J. Navolio
 ATTEST: Cynthia Dellinger, Valarie Navolio
 BY: Stephen J. Venetier
 ATTEST: Stephen J. Venetier
 DATE: 02/13/2018
 TITLED: ASSISTANT VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAT SHOWN HEREON IS CORRECT, THAT THE SUBDIVISION LINES AND LOTS ACQUIRED BY MARK J. NAVOLIO AND VALERIE NAVOLIO, HUSBAND AND WIFE, IN DEED LIBER 49366 AT FOLIO 290, AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 49366 AT FOLIO 290, AND ALL THAT PORTION OF GRANT STREET THAT WAS ABANDONED BY MONTGOMERY COUNTY COUNCIL RESOLUTION 10-762, DATED APRIL 4, 2017, AS RECORDED AMONG SAID LAND RECORDS IN DEED BOOK 3428 AT PAGE 322 AND I FURTHER CERTIFY THAT ALL PROPERTY CORNERS HAVE BEEN SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 30-43.6 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAT IS 9329 SQUARE FEET OR 0.2143 ACRES OF LAND OF WHICH 0.00 SQUARE FEET IS DEDICATED TO PUBLIC USE.

DATE: 5/14/18
 22071090
 DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 DIRECTOR: [Signature]
 DATE: August 7, 2018
 MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: [Signature] DATE: _____ CHAIRMAN
 MAP & P.C. RECORD FILE NO. _____ ASST. SECRETARY/TREASURER

PREPARED BY: MERIDIAN SURVEYS, INC. P.O. BOX 549 FREDERICK, MARYLAND 21704 (301) 721-9400 EMAIL: info@meridiansurveys.com PLSI NO. 17-1226	RECEIVED: _____ PLAT NUMBER: _____
LEGEND ● IRON PIPE FOUND, HELD ⊙ REBAR & CAP SET ○ REBAR & CAP FOUND, HELD	RECEIVED: _____ PLAT NUMBER: _____



SUBDIVISION RECORD PLAT
 LOT 19 BLOCK 22
 HUNTINGTON TERRACE
 A RESUBDIVISION OF LOT 8, BLOCK 22
 HUNTINGTON TERRACE AND ABANDONED
 AREA OF GRANT STREET
 ELECTION DISTRICT NO. 7
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=20'
 JUNE 2017

