

**Plat Name:** R.B. Detrick's Subdivision of Kensington  
**Plat #:** 220180660

**Location:** Located in northeast quadrant of the intersection of Armory Avenue and Mitchell Street  
**Master Plan:** Kensington Sector Plan  
**Plat Details:** R-60 zone; 1 lot  
**Owner:** The Board of Trustees of St. Paul's Methodist Church at Kensington

Staff recommends approval of this minor subdivision plat pursuant to Sections 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.

**OWNER'S CERTIFICATE.**

The Board of Trustees of St. Paul's Methodist Church of Kensington, of Montgomery County, a Maryland Corporation, owner of the property shown herein, hereby certifies that the plat of subdivision herein is a true and correct copy of the original plat of subdivision as shown herein, and that the same is in accordance with the provisions of Public Utility Law, Chapter 101, of the Code of Maryland Annotated, and that the same is in accordance with the provisions of the Subdivision Regulations, Chapter 50 of the County Code of Montgomery County, Maryland. The plat of subdivision is in accordance with the provisions of the Subdivision Regulations, Chapter 50 of the County Code of Montgomery County, Maryland, and any other relevant communication to be set by a registered Maryland Land Surveyor, in accordance with Section 50.13.0 of the Montgomery County Code.

There are no sales, liens, taxes, mortgages, or liens, affecting the property included in this plat of subdivision, except certain debts of trust and the parties in interest therein have affixed their signatures herein indicating their consent to this plat of subdivision.

The Board of Trustees of St. Paul's Methodist Church of Kensington

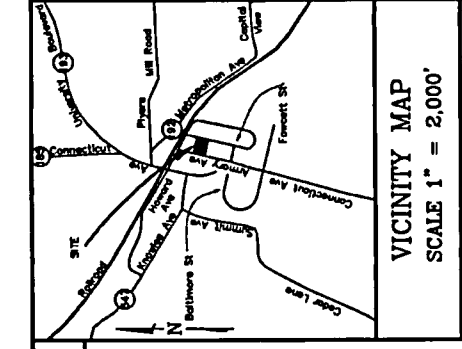
5/2/18  
 Steve Norman, President

**PLAT NO.**

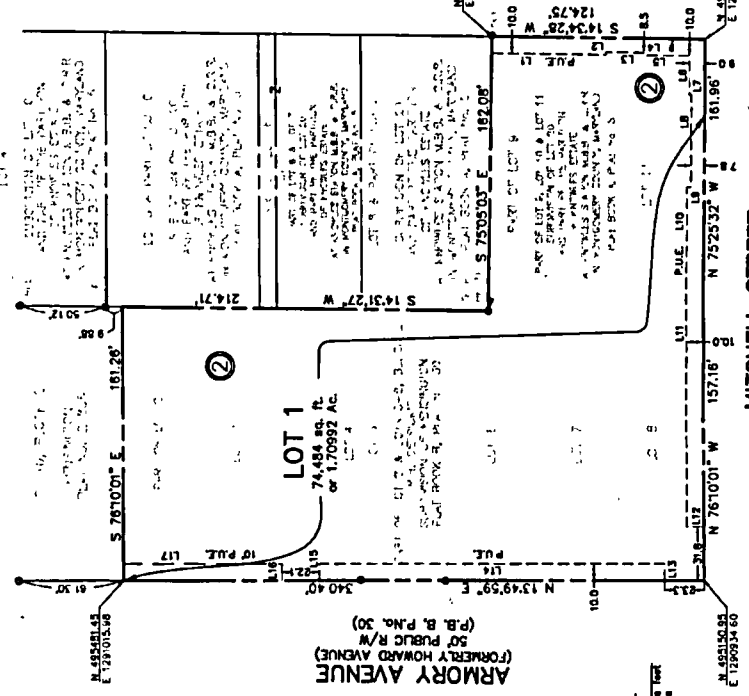
**SURVEYOR'S CERTIFICATE**

I hereby certify on behalf of Meiers, Hendricks & Glasgow, P.A., that the plat shown herein is correct, true and a true and correct copy of the original plat of subdivision as shown herein, and that the same is in accordance with the provisions of Public Utility Law, Chapter 101, of the Code of Maryland Annotated, and that the same is in accordance with the provisions of the Subdivision Regulations, Chapter 50 of the County Code of Montgomery County, Maryland. The plat of subdivision is in accordance with the provisions of the Subdivision Regulations, Chapter 50 of the County Code of Montgomery County, Maryland, and any other relevant communication to be set by a registered Maryland Land Surveyor, in accordance with Section 50.13.0 of the Montgomery County Code.

Meiers, Hendricks & Glasgow, P.A.  
 By Barry E. Hogan, Surveyor  
 MD. Reg. No. 21135  
 License Expires June 21, 2020



VICINITY MAP  
 SCALE 1" = 2,000'  
 TAX MAP No. HP 343  
 W.S.S.C. 213 NW 04



SUBDIVISION RECORD PLAT  
 LOT 1, BLOCK "2"  
 R.B. DETRICK'S SUBDIVISION OF  
 KENSINGTON  
 BEING A RESUBDIVISION OF  
 PART OF LOT 2, LOTS 3-B, BLOCK "2",  
 LOT 10 & 11 & PART OF LOT 9  
 ELECTION DISTRICT NO. 13  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 50' JULY, 2018

**MHG**  
 Meiers, Hendricks & Glasgow, P.A.  
 Engineers & Surveyors  
 Landscape Architects • Surveyors  
 6220 Waggoner Road, Suite 120  
 Rockville, MD 20850  
 Phone: 301.484.0285  
 Fax: 301.484.0285  
 www.mhgpa.com

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PARKING BOARD

APPROVED: August 17, 2018

CHAIRMAN \_\_\_\_\_ SECRETARY-TREASURER \_\_\_\_\_  
 M.N.C.P. & P.C. RECORD FILE No. \_\_\_\_\_

DATE: \_\_\_\_\_  
 Plat No.: \_\_\_\_\_

APPROVED: Diana J. Jones  
 DIRECTOR