Plat Name: Wood & Paul's Subdivision
Plat #: 220151570

Location: Located on the west side of Fawcett Street, 200 feet south of Mitchell Street
Master Plan Kensington Sector Plan
Plat Details: R-60 zone; 2 lots
Owner: George and Janine Myers

Staff recommends approval of this minor subdivision plat pursuant to Sections 50-35A(a)(3) and 50-35A(a)(1) of the Subdivision Regulations, in effect when the application was submitted, which respectively 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)(1) Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
b. No additional lots are created;
c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
   i. proposed lot line adjustment as a dashed line;
   ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
   iii. any minimum building setback that would be altered by the minor lot line adjustment; and
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Planning Board Agenda: September 6, 2018
iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i. through iii., above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d).

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 50-35A(a)(3) and 50-35A(a)(1) and supports this minor subdivision record plat.
SURVEYOR'S CERTIFICATE

I hereby certify that the plat herein described is correct to the best of my knowledge and belief that it is a reproduction of all of the lands conveyed by the sale of real estate with the land described in this plat, and that all necessary approvals have been obtained for the platting of the land described in this plat.

Signed: ____________________________

Date: ____________________________

OWNERS' CERTIFICATE

Wm. George J. Myers and Janeen C. Myers, owners of the premises, and designated owners, hereby accept this plat and the premises described herein.

Signed: ____________________________

Date: ____________________________

Fawcett Street (Lot 15, 16, and 17)

The Maryland National Capital Park and Planning Commission

Department of Planning Services
Montgomery County, Maryland

June 22, 2018

The Maryland National Capital Park and Planning Commission

M.N.C.P. & P.C. Record File No.

The platting of the property is hereby approved.

Recorded: ____________________________

Plat No: ____________________________

Department of Planning Services
Montgomery County, Maryland

Wheaton (13th) Election District
Montgomery County, Maryland

Scale: 1" = 20' JUNE, 2018