



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

**MCPB**  
**Item # 1B**  
**11-1-2018**


**MEMORANDUM**

**DATE:** October 18, 2018

**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 November 1, 2018



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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:

**220190030**                      **Old Georgetown Estates**

**Plat Name:** Old Georgetown Estates  
**Plat #:** 220190030

**Location:** Located on the north side of Tilden Lane, 590 feet west of Danville Drive  
**Master Plan:** North Bethesda - Garrett Park Master Plan  
**Plat Details:** R-200 zone; 3 lots  
**Owners:** Arlene and Herbert Kushner

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

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
  2. additional lots are not created;
  3. 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;
  4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
    - a. proposed lot line adjustment as a dashed line;
    - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
    - c. any minimum building setback that would be altered by the minor lot line adjustment; and
    - d. the amount of lot area affected by the minor lot line adjustment;
  5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

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.A. and supports this minor subdivision record plat.

**PLAT NO.**  
Local Assessment Data

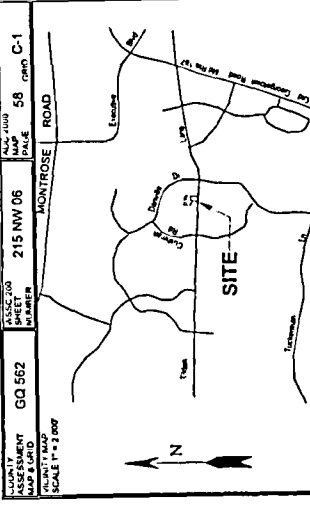
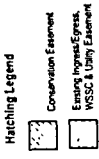
**NOTES**

The property included on this subdivision plat is currently zoned R-200. The properties included in this subdivision are served by public water and sewer service.

This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting title.

All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, or other plat, as approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public file for any such plan are maintained by the Planning Board and are available for public review during normal business hours.

This plat is in conformance with the requirements of Section 50-7 of the Montgomery County Code (Subdivision Regulations) which provides for minor lot adjustments when for adjustment is under five percent and additional lots are on the plat. Adjusted lot areas do not significantly change per Section 50-7.1.A.

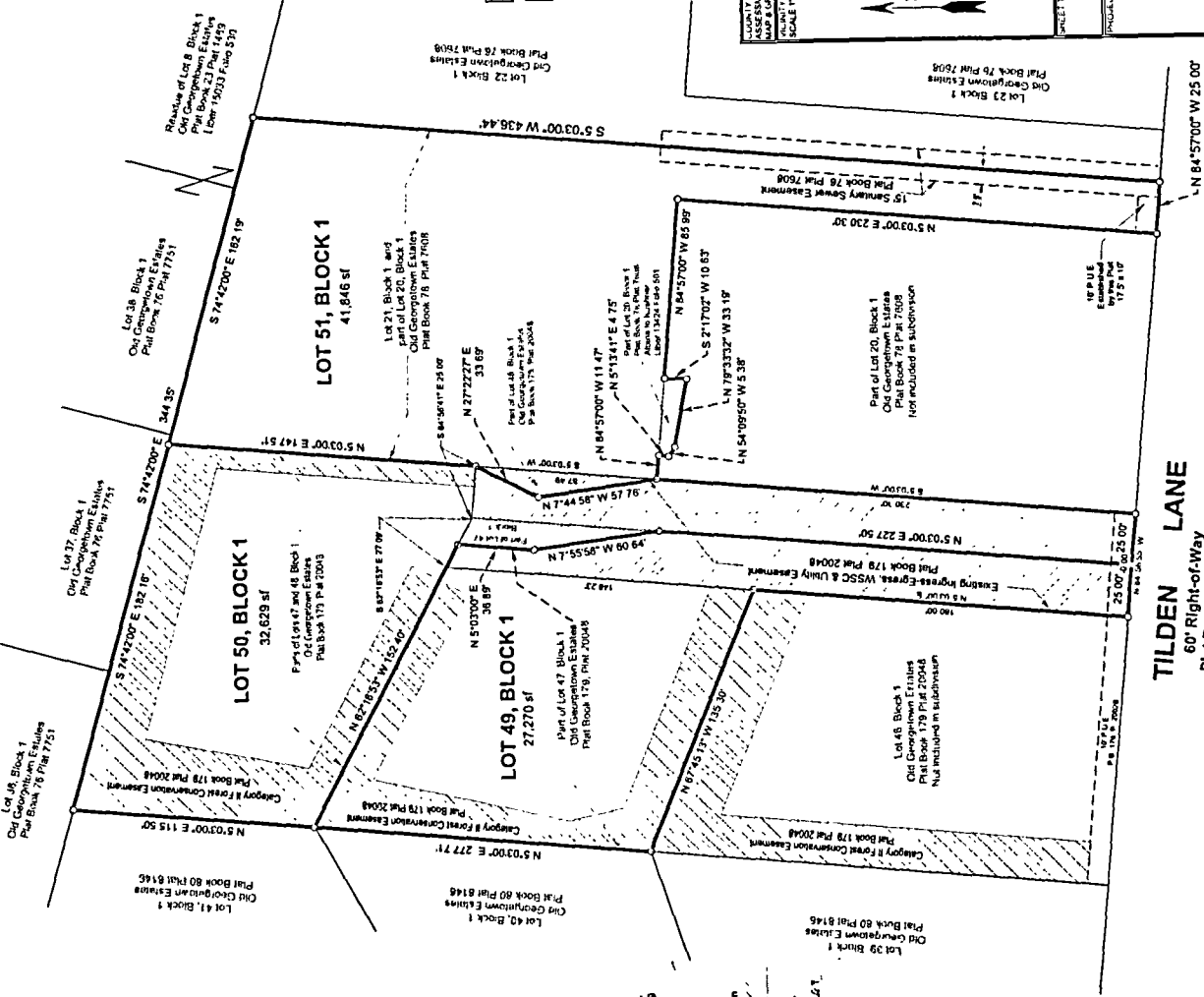


**SUBDIVISION RECORD PLAT**

PROJECT: LOTS 49, 50 and 51, BLOCK 1  
 A resubdivision of part of Lot 20, and Lots 21, 47 and 48, Block 1  
**OLD GEORGETOWN ESTATES**  
 4th (Rockville) Election District  
 MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC  
 Land Surveying and Engineering License No. 10000  
 16401 W. Greenway, Suite C, Gaithersburg, MD 20878  
 Tel: (301) 740-1409 Fax: (301) 740-3056 E-Mail: wimatic@ymail.com

DATE: September 2018  
 SCALE: 1" = 40'  
 SHEET NO: 1 of 1  
 WALL PROJECT NO: 92024E



**TILDEN LANE**  
 60' Right-of-Way  
 Plat Book 13 Plat 886  
 Plat Book 18 Plat 1153

**SURVEYOR'S CERTIFICATION**

I hereby certify that the survey information shown hereon is correct. That this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland.

That this plat is a re-subdivision of the following real premises:  
 as of Lot 21, Block 1, as conveyed by Raymond B. Burrows and Christine T. Burrows, his wife, to Herbert W. Kushner and Arlene Egler Kushner, his wife, by Deed, dated October 8, 1970, recorded in Liber 4077 at Folio 660;  
 a portion of Lot 20, Block 1, as conveyed by Isaac Akiba and Rita Akiba, his wife, to Herbert W. Kushner and Arlene Egler Kushner, his wife, by Deed, dated April 17, 1993 and recorded in Liber 13474 at Folio 501;  
 Lots 47 and 48, Block 1, Plat 20048, formerly known as Lot 3, Block 1, as shown on plat 886. The aforementioned lot 3 was conveyed by James Alan Stevens to Herbert W. Kushner and Arlene E. Kushner, his wife, by Deed, dated September 5, 1995, which was recorded in Liber 13834 at Folio 345.  
 The aforementioned Deeds and Plats being recorded among the Land Records of Montgomery County, Maryland.

That property owner markers will be set by accordance with Section 00.4.3.G of the Montgomery County Code (Subdivision of Land), if so engaged.

The total area included in this plat of re-subdivision is 101,745 square feet or 2.3258 acres. There is no area being dedicated to public use by the plat.

Date: 10/13/2018  
 JOHN R. WITMER  
 Professional Land Surveyor  
 Maryland No. 10000  
 16401 W. Greenway, Suite C, Gaithersburg, MD 20878

**OWNER'S CERTIFICATION**

We, Herbert W. Kushner and Arlene Egler Kushner, husband and wife, owners of the property shown and included hereon, hereby certify that the plat of re-subdivision, and the Public Utility Easement (P.U.E.), as shown hereon, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 2834 at Folio 457, subject to all current and applicable regulations of all relevant, state and local governing agencies.

We our successors and assigns will cause property owner markers to be set by a Maryland Licensed Land Surveyor in accordance with Section 00.4.3.G of the Montgomery County Code (Subdivision of Land).

There are no liens, taxes, leases, mortgages or trusts affecting the property included on this plat of subdivision.

Date: 10/13/2018  
 Owner: Herbert W. Kushner  
 Arlene Egler Kushner

APPROVED: *[Signature]*  
 BY: *[Signature]* DIRECTOR

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

APPROVED: \_\_\_\_\_ SECRETARY-TREASURER  
 CHAIRMAN \_\_\_\_\_

M.N.C.P. & P.C. RECORD FILE NUMBER. \_\_\_\_\_