MEMORANDUM

DATE: December 3, 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 December 13, 2018

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:

220190270 B.F. Gilbert’s Addition to Takoma Park
Plat Name: B.F. Gilbert’s Addition to Takoma Park
Plat #: 220190270

Location: Southeast side of Woodland Avenue, 240 feet south of Ethan Allen Avenue (MD-410)
Master Plan Takoma Park Master Plan
Plat Details: R-60 zone; 1 lot
Owners: Sally and Stephen Kern

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.2 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.2. and supports this minor subdivision record plat.
WOODLAND AVENUE
40' RIGHT OF WAY P.B. A PLAT NO. 2
(FORMERLY KNOWN AS CEDAR AVENUE)

GENERAL NOTES:
1. 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. The Subdivision Record Plat is not intended to replace an examination of titles or to depict or note all matters affecting.
2. All the terms, conditions, agreements, limitations and requirements associated with any preliminary plan, the plan, project plan or other plan allowing development of this property, 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 files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
3. This plat conforms with the requirements of Minor Subdivision approved contained in Chapter 50 Division 50.71.1.0.2 of Montgomery County, Maryland, Subdivision Regulations.
4. The Zoning is R-60.
5. The Tax Map is JH61.
6. WSSC 200 foot sewer line 200 NE 01.
7. The property is served by public water and sewer systems only.

SURVEYOR'S CERTIFICATE:
I hereby certify that the plat shown herein is correct to the best of my professional knowledge, information and belief; that it is a subdivision of all of the said premises from Dennis W. Baily and Dorothy Reed Winge to Stephen G. Kern and Sally O. Kern, husband and wife by deed dated May 30, 2019 recorded in the Office of the Register of Deeds of Montgomery County, Maryland in Liber 35549 Folio 457 which said terms are incorporated herein.
I further certify all property markers shown thus (---) are in place and once engaged to do as described in the Owner's Certificate, herein all property markers shown thus (---) will be set in accordance with the provisions of Section 50.4.3.b of the Montgomery County Code.
The total area included on this Plat is 19,232 square feet. 0.44197 acres. There is no dedication to public use made by this Plat.

Charles I. Crain
Professional Land Surveyor
Washington, November 25, 2019
Expiration Date: February 4, 2020

SUBDIVISION RECORD PLAT
LOT 53, BLOCK 22
B.F. GILBERT'S ADDITION TO TAKOMA PARK
A RESUBDIVISION OF
LOTS 25, 26 & PART OF LOT 27, BLOCK 22
TAKOMA PARK (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 20' NOVEMBER 2018

LANDMARK ENGINEERING, INC.
1010 EXECUTIVE BLVD., SUITE 110 PHONE: (301) 220-0501 ROCKVILLE, MARYLAND 20850 CONSULTING ENGINEERS PLANNERS SURVEYORS