

**Plat Name:** Glen Echo Heights  
**Plat #:** 220190150

**Location:** Located on the west side of Walhonding Road, 250 feet north of Scioto Road.

**Master Plan:** Bethesda - Chevy Chase Master Plan

**Plat Details:** R-90 zone; 2 lots

**Owners:** Barbara S. Katz Irrevocable Family Trust, et al

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

- 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.

**NOTES**

1. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-30 ZONE AS OF THE DATE OF PLAT REGISTRATION.
3. IRS - BOON IN UTILITIES SET OFF - OPEN WASH TRUCK ROAD YEAR - TRUCK ROAD
4. THIS PROPERTY IS SUBJECT TO TAX MAP OF 18A.
5. THIS PROPERTY IS SUBJECT TO M.S.A.C. 200-100T SHEET 207 IN 04.
6. FLOOD ZONE "X" PER F.E.H.A., FIRST FLOOD, COMMUNITY PANEL NUMBER 240620803.
7. THE TRUSTEES OF THE BARBARA STIVA KATZ IRREVOCABLE FAMILY TRUST AND DEBORAH HEHSON, HEREST ADAPT THIS PLAT OF SUBDIVISION.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR PLAT REGISTRATION CONTAINED IN SECTION 937 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 93 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES A FINAL LOT LINE ADJUSTMENT, AS PROVIDED FOR IN SECTION 937A.
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW SURVYING MATTERS AND SHALL BE OPEN TO PUBLIC VIEW AND REVISION OR NOTE ALL MATTERS AFFECTING TITLE.

**OWNERS' CERTIFICATE**  
**LOT 89 (FORMERLY LOT 61)**

WE, THE TRUSTEES OF THE BARBARA STIVA KATZ IRREVOCABLE FAMILY TRUST AND DEBORAH HEHSON, HEREST ADAPT THIS PLAT OF SUBDIVISION.  
 AS WE FULLY UNDERSTAND AND KNOW THE CONTENTS OF THE DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS, AS THEY RELATE TO THE PROPERTY SHOWN HEREON, AND WE HAVE BEEN ADVISED BY A LICENSED SURVEYOR THAT WE ARE NOT SUBJECT TO ANY EASEMENTS, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

DATE: 11/19/18  
 SIGNATURE: [Signature]  
 WITNESS: [Signature]

DATE: 11/19/18  
 SIGNATURE: [Signature]  
 WITNESS: [Signature]

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DATE: 11/19/18  
 SIGNATURE: [Signature]  
 WITNESS: [Signature]

DATE: 11/19/18  
 SIGNATURE: [Signature]  
 WITNESS: [Signature]

**OWNERS' CERTIFICATE**  
**LOT 89 (FORMERLY LOT 62)**

WE, MARTIN H. KATZ AND BARBARA S. KATZ, OWNERS OF THE PROPERTY SHOWN AND DECEASED HEHSON, HEREST ADAPT THIS PLAT OF SUBDIVISION.  
 AS WE FULLY UNDERSTAND AND KNOW THE CONTENTS OF THE DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS, AS THEY RELATE TO THE PROPERTY SHOWN HEREON, AND WE HAVE BEEN ADVISED BY A LICENSED SURVEYOR THAT WE ARE NOT SUBJECT TO ANY EASEMENTS, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

DATE: 11/19/18  
 SIGNATURE: [Signature]  
 WITNESS: [Signature]

DATE: 11/19/18  
 SIGNATURE: [Signature]  
 WITNESS: [Signature]

DATE: 11/19/18  
 SIGNATURE: [Signature]  
 WITNESS: [Signature]

DATE: 11/19/18  
 SIGNATURE: [Signature]  
 WITNESS: [Signature]

DATE: 11/19/18  
 SIGNATURE: [Signature]  
 WITNESS: [Signature]

| PLAT-TABULATION           |                           |
|---------------------------|---------------------------|
| NUMBER OF LOTS            | 2                         |
| NUMBER OF LOTS            | 2                         |
| AREA OF LOTS (AC)         | 3,609.56 FT.              |
| AREA OF STREET DEDICATION | 0                         |
| TOTAL AREA                | 3,609.56 FT. (0.07 ACRES) |

The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board  
 Approved: [Signature]  
 M.N.C.P. & P.C. Record-File No. \_\_\_\_\_

Recorded  
 Plat No. \_\_\_\_\_

**COS** ENGINEERING  
 10 South Bentz Street  
 Frederick, Maryland 21701  
 301-807-8043 FAX  
 www.cosengineering.com  
 info@cosengineering.com

SUBDIVISION RECORD PLAT  
 LOTS 89 AND 89, BLOCK II  
**GLEN ECHO HEIGHTS**

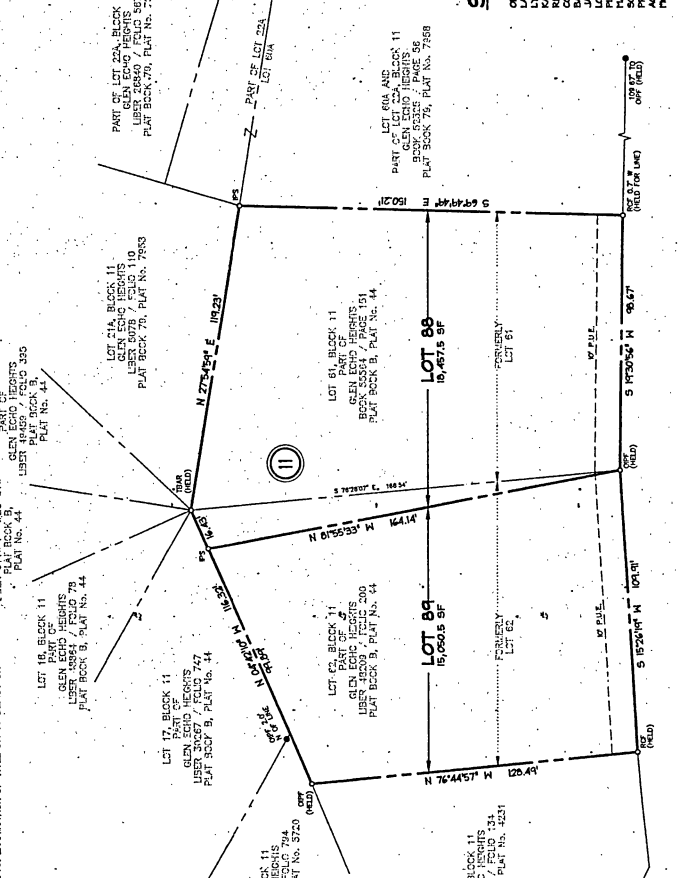
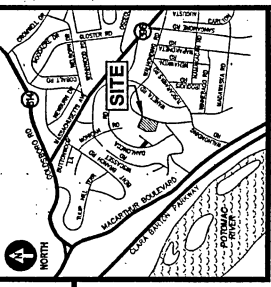
A RESUBDIVISION OF LOTS 61 AND 62, BLOCK II  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' JULY, 1918

**SURVEYOR'S CERTIFICATE**

HEREST CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE LOTS AND BLOCKS AND LOTS CONVEYED BY BARBARA STIVA KATZ AND BARBARA S. KATZ UNTO MARTIN H. KATZ AND DEBORAH HEHSON, TRUSTEES OF THE BARBARA STIVA KATZ IRREVOCABLE FAMILY TRUST, AND THE LOTS AND BLOCKS CONVEYED BY MARTIN H. KATZ AND BARBARA S. KATZ UNTO MARTIN H. KATZ AND DEBORAH HEHSON, TRUSTEES OF THE BARBARA STIVA KATZ IRREVOCABLE FAMILY TRUST, ARE CORRECTLY DESCRIBED AND ACCORDANCE WITH SECTION 937.03 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 11/19/18  
 SIGNATURE: [Signature]  
 WITNESS: [Signature]

PLAT No. \_\_\_\_\_



**WALHONDING ROAD**  
 VARIABLE WIDTH RIGHT-OF-WAY  
 (PER PLAT BOOK B, PLAT 44)

