



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

MCPB
Item # 1B
5-30-2019

MEMORANDUM

DATE: May 17, 2019

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator
Jay Beatty, Senior Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

Handwritten signatures of Stephen Smith and Jay Beatty, with a horizontal line drawn across them.

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 30, 2019

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:

220190390 Ayslawn

201900530 - 220190580 West Side at Shady Grove Metro

Plat Name: Ayrlawn
Plat #: 220190390

Location: Located on the north side of Johnson Avenue, 220 feet east of Ewing Drive
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Marc and Tracy Franzos

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.2. of the Subdivision Regulations, which states:

- 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.

- NOTES**
1. PROPERTY ZONED R-40 AS OF THE DATE OF PLAT RECORDED.
 2. LOT IS SERVED BY PUBLIC WATER AND SEWER, WSSC CATEGORIES S, 1, W, 1.
 3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLANS, SITE PLANS, PROJECT PLANS OR OTHER PLANS ALLOWING ROAD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT. THE OFFICIAL PUBLIC RULES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
 5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP C754, WSSC GRID Z111046.
 6. THIS PLAT OF RESUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR MINOR SUBDIVISIONS IN SECTION 507 OF THE SUBDIVISION REGULATIONS. THIS PLAT MAY BE THE CONSOLIDATION OF PARTS OF LOTS AS PROVIDED FOR IN SECTION 5071.C2.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land described in a Deed from Linda Oliver, Trustee under the Patricia E. Pothler Revocable d/d/d April 4, 2017, to Marc Alaric Franzos and Tracy L. Franzos, recorded in Book 56969 at Page 364, also being a resubdivision of "AyrLawn", all of Lot 6 and Part of Lot 7, Block 24 as shown on a plat recorded in Plat Book 31 at Plat 1952, all among the land records of Montgomery County, Maryland. I further certify that all property markers and other boundary markers are in place as delineated hereon in accordance with the provisions of Section 5043.C. of Montgomery County Code. The total area included on this plat is 9864 square feet of land. There is no dedication to the public use.

Thomas A. Maddox 2/15/2019 Date
 Thomas A. Maddox - Registered Professional Land Surveyor
 MD #10850
 Exp. 4/3/20

OWNER'S CERTIFICATION

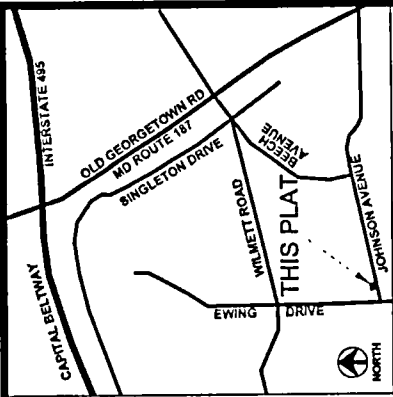
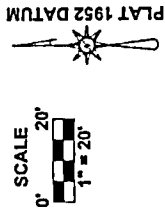
The undersigned owner of the property shown hereon, hereby adopts this plat of subdivision. The undersigned also grants a Public Utility Easement (10' PUE) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3804 at Folio 437 among the the land records of Montgomery County, Maryland, their successors and assigns.

There are no suits, mortgages, leases, liens or trusts affecting the subject property. Except for a certain deed of trust and the party in interest thereon has hereon indicated their agent.

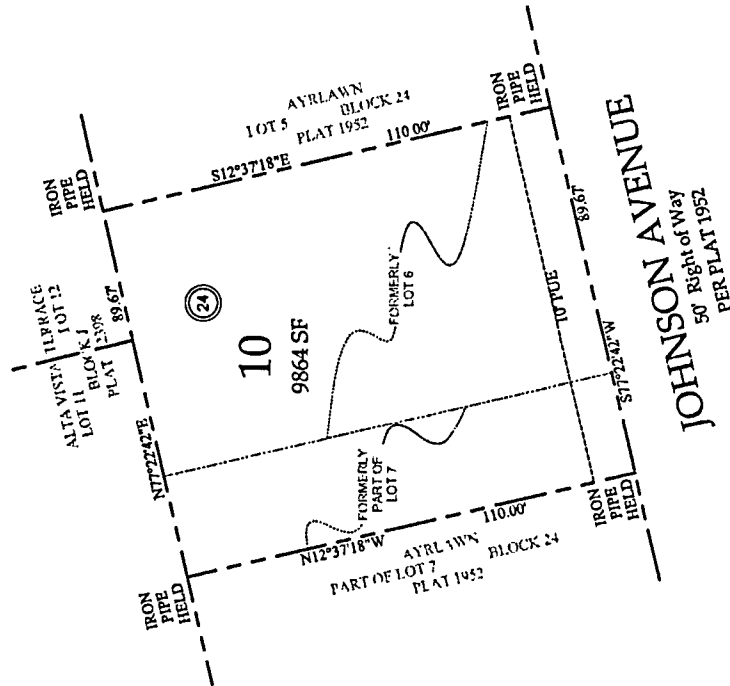
Marc Alaric Franzos Date 1/22/19
 Tracy L. Franzos Date 1/22/19
 Name: Marc Alaric Franzos
 Title: Secretary

For Citizens Bank, N.A., Lender in Deed of Trust recorded in Book 56969 at Page 371
Thomas A. Maddox Date 2/15/19
 Name: Thomas A. Maddox
 Title: Surveyor
 Seal: Surveyor

PLAT NO.



VICINITY MAP
 1" = 1000'



SUBDIVISION RECORD PLAT
 LOT 10 BLOCK 24
AYRLAWN
 A RESUBDIVISION OF
 LOT 6 & PART OF LOT 7
 BLOCK 24

ELECTION DISTRICT 7
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 20' OCTOBER 2018

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 964-5804

PLAT TOTALS	1
NUMBER OF LOTS	1
AREA OF LOT	9864 sf
AREA OF DEDICATION	0.00 sf
TOTAL AREA SUBMITTED ON PLAT	9864 sf

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: *March 7, 2019*

Diana L. Jones
 DIRECTOR

THE MARYLAND-NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE _____

CHAIRMAN ASST.-SECRETARY/TREASURER

M.N.C.P. & P.C. RECORD FILE NO.

PLAT

DATE