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

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   Ayrlawn

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 B-4 AS OF THE DATE OF Plat RECORDATION.
2. LOT IS SERVED BY PUBLIC WATER AND SEWER, PERMCATAGORIES B, M, L.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PREVIOUSLY ISSUED PLAN, PROJECT PLAN, OR OTHER PLAN COMBINING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD OR OTHER BOARD, ARE INHERITED BY THE RECORDATION OF THIS Plat Plan. PERMITTED OR RESERVED FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS AT THE MONTGOMERY COUNTY PLANNING BOARD OFFICE.

OWNERS CERTIFICATION
The undersigned owners of the property shown herein, hereby adopt this plat of subdivision. The undersigned also grants a Public Utility Easement (P.U.E.) as shown herein to the person named in the document entitled "Terms and Provisions of Public Utility Easement" as recorded in Book 8444 at Page 637 among the the land records of Montgomery County, Maryland, their successors and assigns.

There are no easements, sewers, veins, sinks, or other affecting the subject property. Except for a certain deed of trust and the party in interest thereof, the heirs and assigns.

Name: [Signature]
Address: [Address]

SURVEYOR'S CERTIFICATION
I hereby certify that the plat shown herein is correct; that it is a subdivision of all of the land described in a Deed from Linda Oliver, Trustee under the Patricia E. Pohler Revocable Trust dated April 4, 2017, to Merle Alaric Francez and Tracy L. Francez, recorded in Book 56969 at Page 364, also being a reproduction of Ayrilawn, all of Lot 6 and Part of Lot 7, Block 24 as shown on a plat recorded in Plat Book 52 at Page 1952, all among the land records of Montgomery County, Maryland. Furthermore, I certify that all property markers and other boundary markers are in place as delineated herein in accordance with the provisions of Sections 19 & 32 of the Maryland County Code. The total area included on this plat is 9864 square feet of land. There is no dedication to the public use.

[Signature]
[Date]

Thomas A. Maddox -
Registered Professional Land Surveyor
MD 10828
Exp. 4/20

plat record plat
LOT 10 BLOCK 24
AYRLAWN
A SUBDIVISION 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
2223 SHADY CREEK COURT
GATHERSBURG, MARYLAND 20877
(301) 944-9684

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

CHAIRMAN ASST-SECRETARY-TREASURER
M.N.C.P. & P.O. RECORD FILE NO.

Subdivision Record Plat
Lot 10 Block 24
Ayrilawn
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 -
Registered Professional Land Surveyor
MD 10828
Exp. 4/20

Bradley R. Patten -
Registered Professional Land Surveyor
MD 9701
Exp. 11/20

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board
Approved

Chairman
Assistant Secretary-Treasurer
M.N.C.P. & P.O. Record File No.