



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

MCPB
Item # 1B
1-16-2020


MEMORANDUM

DATE: January 3, 2020

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 January 16, 2020

Handwritten initials, possibly 'SS' and 'JB', are written in black ink to the right of the 'FROM' field.

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:

- 220180590 Ednor Farms (aka Snowdens Manor Enlarged)**
- 220190430 Montrose Industrial Park**

Plat Name: Ednor Farms (aka Snowdens Manor Enlarged)
Plat #: 220180590

Location: Located in the northwest quadrant of the intersection of Ednor Road and New Hampshire Avenue (MD 650)
Master Plan Sandy Spring - Ashton Master Plan
Plat Details: RE-2 zone; 1 lot, 1 outlot
Owner: Shri Mangal Mandir Religious, Educational and Charitable Trust

Background

The subject plat application was submitted to implement Preliminary Plan No. 120160090, entitled "Snowdens Manor Enlarged - Parcel 491" approved by the Planning Board on January 26, 2017. Upon submittal of the plat application, correspondence objecting to the proposed plat was received by this office from McMillan Metro, PC representing Bittersweet Associates, LP (its Sole and General Partner being Col. Valentine Lynch), the owner of 4 lots and 4 outlots, which immediately adjoin the subject plat to the west. As a result of this objection, it was deemed appropriate to provide the opportunity for the objecting party to be heard on the matter and the plat was scheduled for a hearing on the Board's agenda on two occasions in late 2018. However, on both respective dates, the item was ultimately postponed in advance of the hearing.

Since that time the applicant and owner, Shri Mangal Mandir Religious, Educational and Charitable Trust, has been negotiating to purchase the adjoining lots and outlots from Col. Lynch. The transaction was recently completed with the resulting deed recorded in the Montgomery County Land Records in Book 58700 at Page 54. Following the recordation of the deed, objection to the plat approval was withdrawn by the objecting party in a letter dated December 31, 2019 and attached herein.

With no standing objection, staff recommends approval of the plat as it has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160090 (MCPB Resolution No. 17-004), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

Attachments

Proposed Plat

Approved Preliminary Plan

Withdrawal of Objection letter dated December 31, 2019

McMillan Metro, P.C.

ATTORNEYS AT LAW

December 31, 2019

VIA ELECTRONIC MAIL:

The Honorable Casey Anderson, Chair
The Montgomery County Planning Board
The Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Stephen J. Orens
Of Counsel

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Maryland Bar
District of Columbia Bar

Re; Withdrawal of Objection to Approval
of Snowdens Manor Enlarged
Final Plat Application 220180590

Dear Mr. Chair:

This letter constitutes the withdrawal of the objections to plat approval previously submitted on behalf of Col. Valentine Lynch (Ret.) the owner of the property identified as the Ednor Farms Subdivision that is immediately adjacent to the Snowdens Manor Enlarged property. The Ednor Farms Property has been conveyed to the owners of the Snowdens Manor Enlarged property and Col. Lynch has no further interest in that property and no reason to continue objecting to the approval of the pending final plat of subdivision.

Sincerely,

MCMILLAN METRO, PC



Stephen J. Orens

SJO/mb

cc: Stephen Smith, Coordinator DARC Division
Patricia Harris, Esquire – Applicant's Counsel
Kenneth Jones, P.E.
Col. Valentine Lynch (Ret.)