





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

**MCPB**  
**Item #1B**  
**3-11-2021**

**MEMORANDUM**

**DATE:** February 26, 2021

**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 March 11, 2021

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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:

**220200670 Edgemoor**

**220210420 Congressional Manor**

**Plat Name:** Edgemoor  
**Plat #:** 220200670

**Location:** Located on the west side of Exeter Road, 150 feet south of Moorland Lane.  
**Master Plan:** Bethesda – Chevy Chase Master Plan  
**Plat Details:** R-60 zone; 1 lot  
**Owner:** Michael and Andrea Raab

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.

Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision plat of all the property acquired by Michael Franz Raab and Andrea Bradford Raab from Susan Rodriguez by deed dated 08/25/2020, and recorded among the Land Records of Montgomery County, Maryland in Book 61358 at Page 71; that it is also part of Lot 14 and all of Lot 13, Block 9 as shown on a subdivision record plat entitled "Edgemoor" and recorded among the aforesaid Land Records as Plat No. 2817.

I also certify that if engaged, I will set all property corner markers in accordance with Section 50-4.3.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 12,859 square feet or 0.2952 of an acre of land; there is no street dedication by this plat.

Date: 08/27/2020

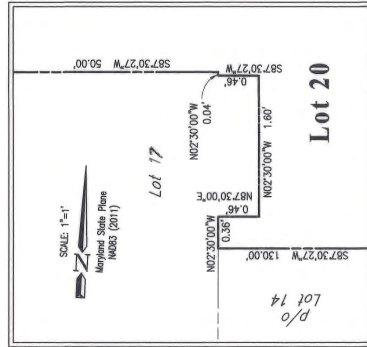
\* Barnes

Daniel F. Barnes  
Property Line Surveyor  
Maryland Reg. No. 526  
Exp.: 02/17/2021

SCALE: 1"=20'  
MARYLAND STATE PLANE  
NAD 83 (2011)

Lots 17 to 18, Block 9  
Edgemoor  
P.No. 17342

Lots 11 to 15, Block 9  
Edgemoor  
P.No. 2817



Detail  
Scale: 1" = 1'

Legend  
p/o = Part of  
P.B. = Plat Book  
P.No. = Plat Number  
I.P.F. = Iron Pipe Found  
R/W = Right of Way  
s.f. = Square Feet  
Ac. = Acres

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

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman \_\_\_\_\_ Asst. Secretary-Treasurer \_\_\_\_\_

Department of Permitting Services,  
Montgomery County

Approved: 08/23/2021  
Director: \_\_\_\_\_

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

MNCP&PC Record File No:

Owner's Certificate

Michael Franz Raab and Andrea Bradford Raab, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat; establish the minimum building restriction lines; grant a Public Utility Easement as shown hereon and designated P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with section 50-4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon except a certain Deed of Trust recorded among the aforesaid Land Records in Book 61358 at Page 71, the party in interest thereto has hereon indicated their assent.

Date: 9/15/20 Michael Franz Raab

Date: 9-15-20 Andrea Bradford Raab  
Andrea Bradford Raab

I hereby assent to this subdivision record plat.

Citizens Bank, N.A.

By: Deborah H. Jones, Trustee

(Please print name)

Notes

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
2. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
3. This property is served by public water and sewer systems only.
4. The property shown hereon is zoned R-40.
5. W.S.S.C. 200 scale reference: 209 NW 05.
6. This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50.7 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of a lot and part of a lot as provided for in Section 50.7.1.C.2.
7. Water/Sewer Categories: W/S
8. This property is shown on Tax Map HNI122
9. Coordinates shown hereon were established using Trimble's Real-Time Kinematics and their Virtual Reference Station System (VRS) and are based on Maryland State Plane coordinates NAD 83 (2011). The average scale factor for the subject property is 0.999951712. The average property elevation based upon NAVD83 vertical datum is 366 feet, for an elevation factor of 0.99997484. The combined factor for the subject property is 0.9999739197. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat

Lot 20, Block 9

a resubdivision of Part of Lot 14 and Lot 13, Block 9

Edgemoor

Bethesda (7th) District

Montgomery County, Maryland

September, 2020 Scale: 1" = 20'

CPJ Charles P. Johnson & Associates, Inc.

ASSOCIATES  
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DPD

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