





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

MCPB
Item #1B
4-29-2021

MEMORANDUM

DATE: April 19, 2021

TO: Montgomery County Planning Board

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for April 29, 2021

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:

220200440 West Chevy Chase

220200750 - 220200760 Edgemoor

Plat Name: West Chevy Chase
Plat #: 220200440

Location: Located on the north side of De Russey Parkway, 425 feet west of Offutt Road.

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Victor and Hyun Jung Cha

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-60 AS OF THE DATE OF PLAT RECORDATION.
2. LOT IS SERVED BY PUBLIC WATER AND SEWER. WSCC CATEGORIES S-1, W-1.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES 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 DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP FN121, WSCC GRID 288N/06S.
6. THIS PLAT OF RESUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR MINOR SUBDIVISIONS IN SECTION 80.7 OF THE SUBDIVISION REGULATIONS. THIS PLAT INVOLVES THE CONSOLIDATION OF A LOT AND PARTS OF LOTS INTO A SINGLE LOT AS PROVIDED FOR IN SECTION 80.7.1.C.

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 Jason Lee and Vivian Lee to Victor D. Cha and Hyun Jung Cha dated May 29, 2001, and recorded in Liber 19266 at Folio 440, also being a resubdivision of "West Chevy Chase", Lot 22 and Parts of Lots 23 and 21 as shown on a plat recorded in Plat Book 33 at Plat 2148, all among the land records of Montgomery County, Maryland. I further certify that all monuments and all property markers are in place as delineated hereon in accordance with the provisions of Section 50.4.3.G. of Montgomery County Code. The total area included on this plat is 7607 square feet of land. There is no dedication to public use.

Thomas A. Maddox 2/15/2021
 Registered Professional Land Surveyor
 MD #10850
 Exp. 4/3/22

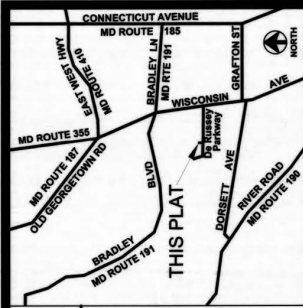
OWNER'S CERTIFICATION

The undersigned owners of the property shown hereon, hereby adopt this plat of subdivision. The undersigned also grants a Public Utility Easement (10' P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the land records of Montgomery County, Maryland, their successors and assigns. The property corners are in place in accordance with Section 50.4.3.C. of the Montgomery County Code.

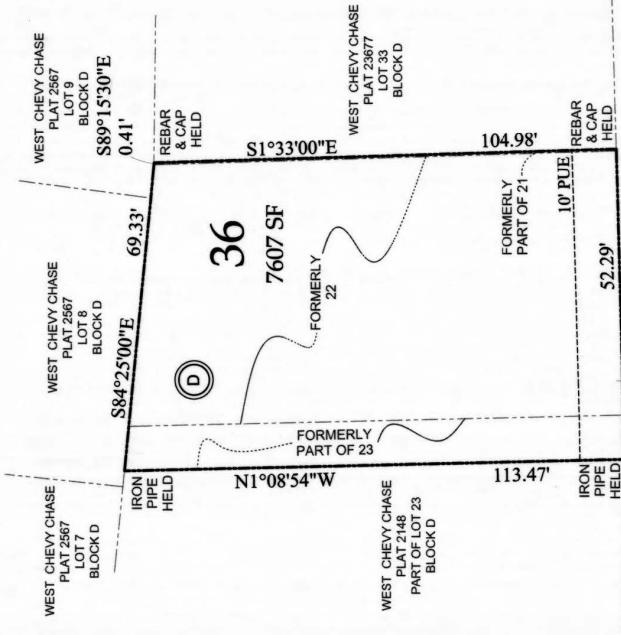
There are no suits, mortgages, leases, liens or trust affecting the subject property, except for a certain Trust and the party in interest thereto has hereon indicated their assent.

Witness: *Chong Park* Date: 2/14/21
 Witness: *Mabie Park* Date: 2/14/21
 Victor Cha
 Hyun Jung Cha

PLAT NO.
 SCALE 1" = 20'
 0' 20'



VICINITY MAP
 1" = 2000'



De Russey Parkway
 50' Right of Way
 PLAT 2148

CURVE TABLE			
CURVE	RADIUS	ARC CHORD	BEARING DELTA
CI	1100.00'	17.71'	S 88°54'50" W 0°55'21"

SUBDIVISION RECORD PLAT
 LOT 36 BLOCK D
WEST CHEVY CHASE
 A RESUBDIVISION OF
 LOT 22 & PARTS OF LOTS 23 & 21
 ELECTION DISTRICT 7
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 20' AUGUST 2020

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5804

PLAT TOTALS	1
NUMBER OF LOTS	7607 sf
AREA OF LOT	7607 sf
AREA OF DEDICATION	0 sf
TOTAL AREA SHOWN ON PLAT	7607 sf

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED 4/13/2021
 DATE
 M. P. Pedersen
 DIRECTOR

THE MARYLAND NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED _____ DATE _____
 CHAIRMAN ASST.-SECRETARY-TREASURER

PLAT _____
 DATE _____

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