



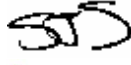

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #1B
6-24-2021

MEMORANDUM

DATE: June 11, 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 June 24, 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:

220210640 Section 2, Chevy Chase

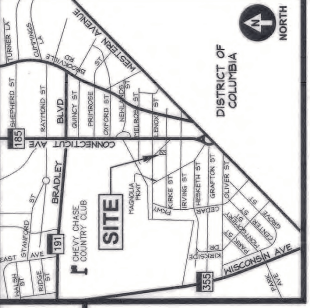
Plat Name: Section 2, Chevy Chase
Plat #: 220210640

Location: Located on the north side of West Kirke Street, 300 feet west of Laurel Parkway.
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Jamillia Ferris & Joshua Harrison

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.



VICINITY MAP
SCALE: 1" = 2000'

PLAT No.

SURVEYOR'S CERTIFICATE

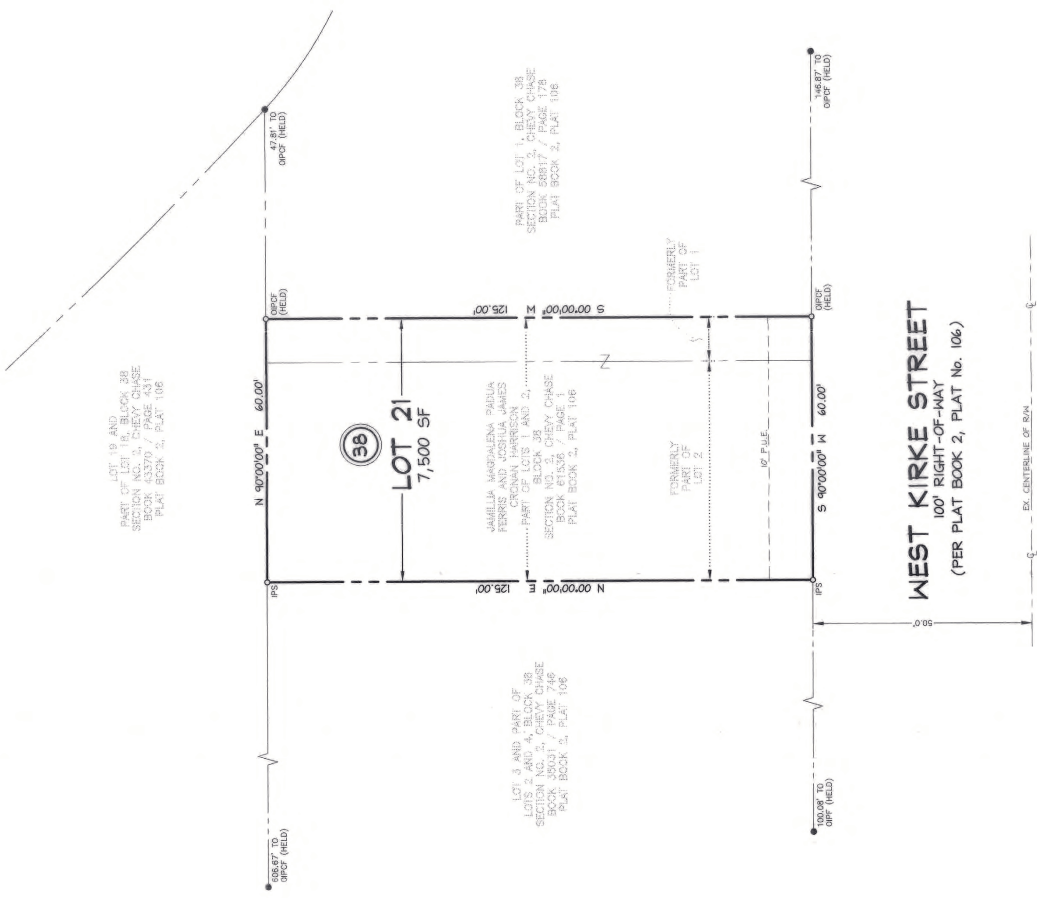
I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief; that it is a resubdivision of all of the lands conveyed by Arnold C. Rafter and Sandra H. Rafter unto Jamilla Magdalena Padua Ferris and Joshua James Cronan Harrison, by a deed dated November 24, 2020, and recorded January 6, 2021, in Book 61538 at Page 1; also being a resubdivision of Part of Lots 1 and 2, Block 38, Section No. 2, Chevy Chase, as recorded in Plat Book 2, Plat 106, among the Land Records of Montgomery County, Maryland; and that the total area involved in this plat is 7,500 square feet, none of which is dedicated to public use, and that all property corners marked thereon are in place as shown hereon in accordance with Section 30.4.3.0 of the Subdivision Regulations of Montgomery County, Maryland.

Date 5/14/2021 *Jolly Olla Hammond*
 Jeffrey Alesh Hammond
 Professional Land Surveyor
 MD Reg. No. 27516
 Expiration Date: July 13, 2021



GRAPHIC SCALE
1 INCH = 20 FEET

SUBDIVISION RECORD PLAT
LOT 21, BLOCK 38
SECTION NO. 2,
CHEVY CHASE
 A RESUBDIVISION OF PART OF LOTS 1 AND 2, BLOCK 38
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' MARCH, 2021



WEST KIRKE STREET
 100' RIGHT-OF-WAY
 (PER PLAT BOOK 2, PLAT No. 106)

- NOTES**
- The property is served by public water and sewer.
 - The property that is the subject of this record plat is in the R-60 zone as of the date of Plat recordation.
 - IPS = Iron Pin with Cap Set
 OIPF = Open Iron Pipe Found
 OIPCF = Open Iron Pipe with Cap Found
 - This property is located on Tax Map HW 341.
 - This property is located on U.S.S.C. 200-foot sheet 208 NW 04.
 - Flood Zone "X" per F.E.M.A. FIRM Maps, Community-Panel Number 240310455D.
 - All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, plat, or other instrument recorded in connection with this property as shown and described hereon, hereby adopt this plat of subdivision.
 - We further grant a 10-foot Public Utility Easement, shown hereon as "P.U.E." to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements", as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.
 - There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon, except as indicated below.

OWNERS' CERTIFICATE

We, Jamilla Magdalena Padua Ferris and Joshua James Cronan Harrison, owners of the property shown and described hereon, hereby adopt this plat of subdivision.
 We further grant a 10-foot Public Utility Easement, shown hereon as "P.U.E." to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements", as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

Date 5/15/21 *Jamilla Magdalena Padua Ferris* Witness 5/15/21
Joshua James Cronan Harrison Witness 5/15/21

We, Wells Fargo Bank, N.A., owners of a deed of trust dated November 25, 2020 and recorded January 6, 2021 in Book 61538 at Page 8 hereby consent to this plat of subdivision.

Date 5/14/2021 *Wells Fargo Bank, N.A.*
Michelle A. P. Page Witness 5/14/2021
Erica P. Page Witness 5/14/2021
Erica P. Page Witness 5/14/2021

PLAT TABULATION

Number of Lots	1
Number of Parcels	2
Area of Lot(s)	7,500 sq. ft.
Area of Parcel(s)	6,987 sq. ft.
Area of Street Dedication	0 sq. ft.
Total Area	7,500 sq. ft. (0.172 Acres)

Department of Permitting Services
 Montgomery County, Maryland

Date: 6/12/2021
 Approved: *Julia Seel* Director

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

Approved: _____ Chairman
 _____ Asst. Secretary - Treasurer

M.N.C.P. & P.C. Record File No.

10 South Bentz Street
 Frederick, Maryland 21701
 301-607-8031 office
 www.casengineering.com
 info@casengineering.com



Recorded _____
 Plat No. _____