



MEMORANDUM

DATE: December 3, 2021

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522 
Jay Beatty, Senior Planner, IRC Division (301)-495-2178 

SUBJECT: Informational Maps and Summary of Record Plats (Item No. 1B) for the Planning Board Agenda for December 16, 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:

220220040 Chevy Chase, Section 4

220220100 Springfield

Plat Name: Chevy Chase, Section 4

Plat #: 220220040

Location: Located on the north side of Stanford Street, 175 feet east of Ridgewood Avenue

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Jonathan Etter and Erin Davis

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 Jonathan Eter and Erin Davis from Jean Gorman Hopkins and John Waring Hopkins, Co-Personal Representatives of the Estate of Marilyn Gorman Hopkins, by deed dated August 9, 2021 and recorded among the Land Records of Montgomery County, Maryland in Deed Book 63961 at Page 84; that it is also all of Lot 8 and part of Lot 9, Block 13 as shown on a subdivision record plat entitled "Chevy Chase, Section 4" and recorded among the aforesaid Land Records in Plat Book 2 as Plat No. 109.

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 12,150 square feet or 0.2789 of an acre of land; there is no street dedication by this plat.

Date: 10/17/21
Daniel F. DeBartolo
Professional Land Surveyor
Maryland Reg. No. 526
Exp: 10/17/2023

Date: 10/13/21
Jonathan Eter, Owner
Date: 10/23/21
Erin Davis, Owner

I hereby assent to this subdivision record plat.
Trust Bank
Date: 11/12/2021
Patricia R. Williamson, Trustee

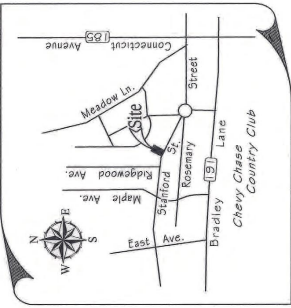
Owner's Certificate

We, Jonathan Eter and Erin Davis, 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 dated August 17, 2021 and recorded among the aforesaid Land Records in Deed Book 63961 at Page 97 and the parties in interest thereto have below indicated their assent.

Plat No.:



Vicinity Map
(Not to Scale)

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 04.
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 HN342
9. Coordinates shown hereon were established using Trimble's Real-Time KeyNetGPS 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 0.99995146. The average property elevation based upon NAVD83 vertical datum is 364 feet, for an elevation factor of 0.99998776. The combined factor for the subject property is 0.99995921. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat

Lot 12, Block 13

a resubdivision of Lot 8 and part of Lot 9, Block 13

Chevy Chase

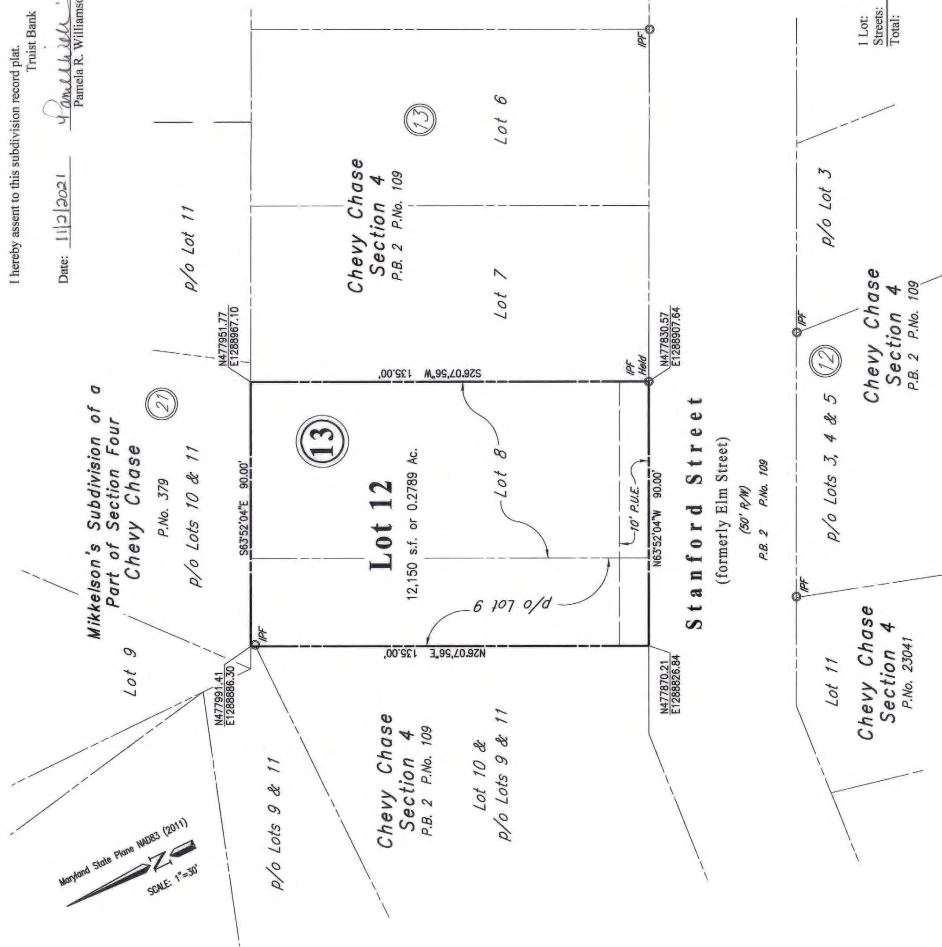
Section 4

Bethesda (7th) District

Montgomery County, Maryland

September, 2021 Scale: 1" = 30'

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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

Area Tabulation	
1 Lot:	12,150 s.f. or 0.2789 Ac.
Streets:	N/A
Total:	12,150 s.f. or 0.2789 Ac.

Graphic Scale



The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Department of Permitting Services, Montgomery County
Approved: _____ Chair	Approved: 11/10/2021 Director
Date: _____ Montgomery Plat Signatory for Secretary-Treasurer	Recorded: _____ Plat No.:

220220040