




MEMORANDUM

DATE: March 28, 2022

TO: Montgomery County Planning Board

FROM: Jay Beatty, Senior Planner, IRC Division (301)-495-2178 

SUBJECT: Item No. 3 - Summary of Record Plats for the Planning Board
Agenda for April 7, 2022.

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:

220220500

Section One of Kenwood

Plat Name: Section One of Kenwood

Plat #: 220220500

Location: Located on the east side of Elmwood Road, 360 feet north of Parkway Drive

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-90 zone; 1 lot

Owner: Stuart Barr and Sarah Mackey

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.

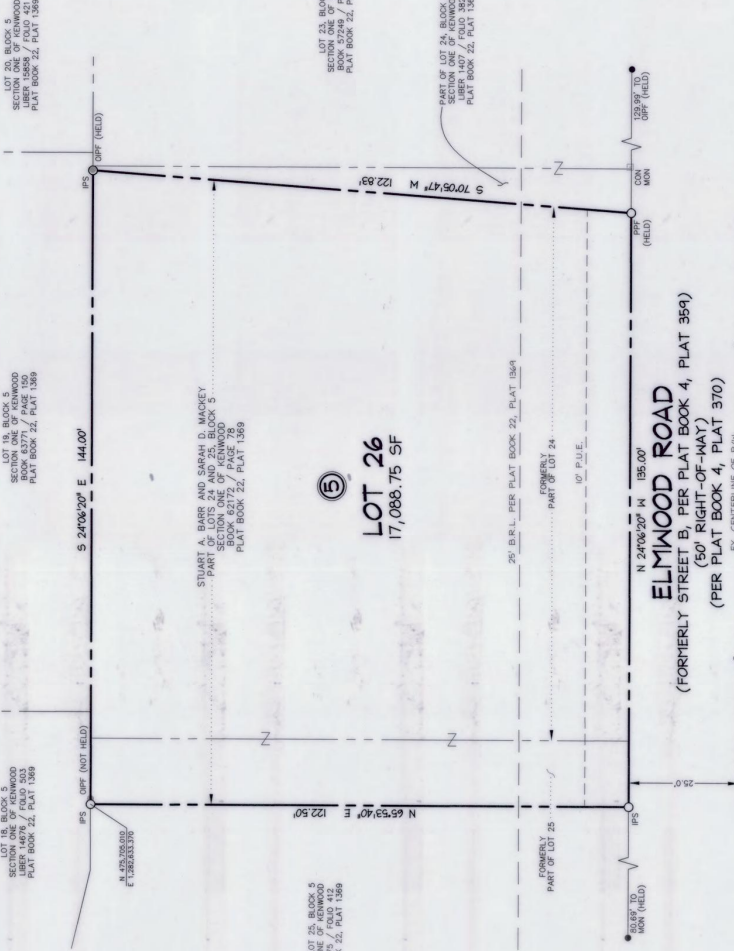
Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.C.2. and supports this minor subdivision record plat.



VICINITY MAP
SCALE: 1" = 200'

PLAT NO.

- NOTES**
- This property is served by public water and sewer systems only.
 - The property that is the subject of this record plat is in the R-30 zone as of the date of plat recordation.
 - PPF = Plied Pipe Found
IPF = Iron Pipe with Cap Set
GPF = Gas Pipe Found
MON = Monument
 - The property shown hereon is located on Tax Map HM121.
 - This subdivision is located on F.E.M.A. Flood Insurance Map Community-Panel Number 24031034550 flood zone "X".
 - All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are intended to survive unless specifically stated otherwise by the board. The official public files for any such plan are available to the public during normal business hours.
 - 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 two or more lots or part of a lot into a lot, as provided for in Section 50.7.C.1.
 - This subdivision record plat is not intended to show every matter affecting the ownership and interest in the property shown hereon, and this record plat is not intended to replace an examination of title or to depict or note all matters affecting title.



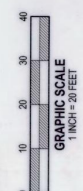
SURVEYOR'S CERTIFICATE
I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief; that it is a resubdivision of all of the lands conveyed by Messrs. L. Fleury D. Mackey, by the entirety of Albert F. Fleury, Jr. unto Stuart A. Barr and Sarah D. Mackey, by a deed dated January 15th, 2021, and recorded March 12th, 2021 in Book 02172 at Page 78; also being a resubdivision of Lot 24 and Lot 25, Block 5, Section One of Kenwood as recorded in Plat Book 22, Plat 1369, among the Land Records of Montgomery County, Maryland. The area shown hereon is 17,088.75 square feet, none of which is dedicated to public use, and that all property corners marked thus \bullet are in place as shown hereon in accordance with Section 50.4.3.9 of the Subdivision Regulations of Montgomery County, Maryland.

Date: 2/10/22
Jeffrey Albert Hammond
Professional Surveyor
MD Reg. No. 21516
Expiration Date: 07/13/2023

SUBDIVISION RECORD PLAT
LOT 26, BLOCK 5
SECTION ONE OF KENWOOD
A RESUBDIVISION OF LOTS 24 AND 25,
BLOCK 5

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' DECEMBER, 2021

LOT 26
17,088.75 SF



OWNERS' CERTIFICATE
We, Stuart A. Barr and Sarah D. Mackey, 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 "10' P.U.E.", to these parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easement" recorded in Liber 8834 at Folio 49 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.

Date: 2/10/22 Stuart A. Barr Witness
Date: 02/10/2022 Sarah D. Mackey Witness

PLAT TABULATION

Number of Lots	1
Number of Parcels	0
Area of Lot(s)	17,088.75 sq. ft.
Area of Parcel(s)	00.000 sq. ft.
Area of Street Dedication	00.000 sq. ft.
Total Area	17,088.75 sq. ft. (0.392 Acres)

Department of Permitting Services
Montgomery County, Maryland
Date: 3/15/2022
Approved: [Signature] Director

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board
Approved: _____ Chair
Montgomery Plat Signatory
for Secretary - Treasurer
M.N.C.P. & P.C. Record File No.



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Recorded
Plat No.