





## MEMORANDUM

DATE: November 18, 2022

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for December 1, 2022.

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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:

**220210750 West Chevy Chase Heights**

**Plat Name:** West Chevy Chase Heights

**Plat #:** 220210750

**Location:** Located in the southeast quadrant of the intersection of West Virginia Avenue and Tilbury Street

**Master Plan:** Bethesda Downtown Plan

**Plat Details:** R-60 zone; 1 lot

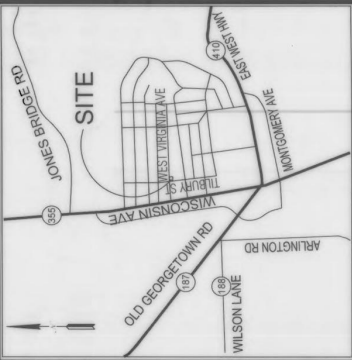
**Owner:** Adam and Reema Brixius

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.B.** of the Subdivision Regulations, which states:

B. *Conversion of an outlot into a lot.* An outlot may be converted into a lot if:

1. the outlot is not required for open space or green area, or is otherwise constrained in a manner that prevents it being converted into a buildable lot
2. there is adequate sewerage and water service to accommodate development on the lot;
3. all applicable requirements or agreements under the Adequate Public Facilities Ordinance in Subsection 4.3.J and the Subdivision Staging Policy are satisfied before recording the plat;
4. all applicable conditions or agreements applicable to the original subdivision approval creating the outlot apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement, or building restriction lines; and
5. if the outlot is located within a special protection area, all applicable special protection area requirements and guidelines, including the approval of a water quality plan, are satisfied before recording the 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.B. and supports this minor subdivision record plat.

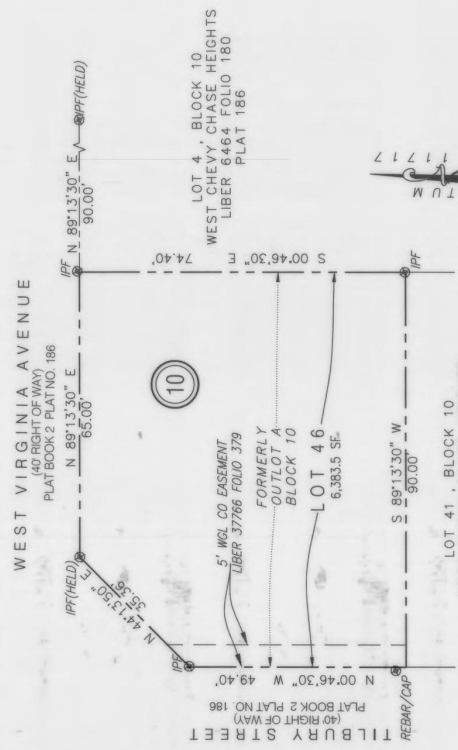


VICINITY MAP  
SCALE: 1" = 2000'

AREA TABULATION

NO. OF LOTS	1
LOT 46	6,383.5 SF.
AREA OF DEDICATION	0
TOTAL AREA	6,383.5 SF. = 0.1465 AC

PLAT NO.



OWNER'S CERTIFICATE

We, Adam Brixius and Reema Brixius, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.

As owner of this subdivision, we, our successors and assigns, shall cause property corner markers to be set and the existing corner markers to be certified or reset by a registered Maryland Land Surveyor, in accordance with section 50.4.3.G of the Montgomery County Subdivision Regulations.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon.

11-3-22 Date  
 Adam Brixius Witness  
 11-3-22 Date  
 Reema Brixius Witness

- NOTES:
1. THE PROPERTY DELINEATED HEREON IS IN THE R-60 ZONE.
  2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
  3. THIS PROPERTY IS SHOWN ON TAX MAP HM123.
  4. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND 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.
  5. THIS PROPERTY IS SHOWN ON WSSC GRID 210N005.
  6. THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP 2403100455D, DATED SEPTEMBER 29, 2006. THIS PROPERTY IS LOCATED WITHIN ZONE X.
  7. 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 TO BE EXTINGUISHED BY RECORDED OF THIS PLAT, UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
  8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN CHAPTER 50.7 SECTION 7.1 OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES CONVERSION OF AN OUTLOT INTO A LOT AS PROVIDED FOR IN SECTION 7.1.B.

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 Cynthia Jean Carapellucci Revocable Trust Agreement unto Adam Brixius and Reema Brixius, by a deed dated May 11, 2020, and recorded May 27, 2020, in Deed Book 59669 Page 118 among the land records of Montgomery County, Maryland. The lot shown hereon is a resubdivision of Outlot "A" in Block 10, "West Chevy Chase Heights" recorded in Plat Book 103 Plat No. 11717 among the land records of Montgomery County, Maryland. I further certify that the total area involved in this plat is 6,383.5 Square Feet, none of which is dedicated to public use.

I further certify that once engaged as described in the Owner's certificate hereon, all property markers will be set in accordance with section 50.4.3.G of the Montgomery County Code.



LEGEND  
 RBF: REBAR FOUND  
 IPF: IRON PIPE FOUND  
 NF: NAIL FOUND

Date: November 3, 2022  
 Mostafa Pourkiani  
 Professional Land Surveyor  
 MD Reg. No. 21945  
 Expiration Date: July 01, 2023

Department of Permitting Services  
 Montgomery County, Maryland

Date: 11/01/2022  
 Approved: *Natasha Redem*  
 Director

Maryland National Capital Park & Planning Commission  
 Montgomery County Planning Board

APPROVED: \_\_\_\_\_  
 Montgomery Plat Signatory for Secretary - Treasurer

Chairman \_\_\_\_\_  
 M.N.C.P. & P.C. Record File No. \_\_\_\_\_

SUBDIVISION RECORD PLAT  
**LOT 46**  
 A RESUBDIVISION OF OUTLOT A, BLOCK 10  
**WEST CHEVY CHASE HEIGHTS**

BETHESDA 7<sup>TH</sup> ELECTION DISTRICT  
 MONTGOMERY COUNTY, MD

InfraTech  
 Construction Engineering Surveying  
 46650 Jennings Farm Dr, Suite 230  
 Sterling, VA, 20164  
 571-437-3582, mo@infraconstruction.com

SHEET: 1/1  
 Checked By: MP  
 Drawn By: MP  
 Scale: 1"=20'  
 Date: APR 01, 21