

Plat Name: North Kensington

Plat #: 220230100

Location: Located on the south side of Perry Avenue, 275 feet west of Lexington Street;

Master Plan: Kensington Sector Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Cary and Rebecca Lombardo

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 THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND; THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY 1518 PERRY AVE LLC TO GARY T. LOMBARDO AND REBECCA E. LOMBARDO BY DEED DATED SEPTEMBER 15, 2016 AND RECORDED AMONG BOOK 64801, PAGES 235-236, MONTGOMERY COUNTY RECORDS IN PLAT BOOK B PLAT 14, MONTGOMERY COUNTY RECORDS IN PLAT BOOK B PLAT 14, MONTGOMERY COUNTY RECORDS IN PLAT BOOK B PLAT 14, MONTGOMERY COUNTY RECORDS IN PLAT BOOK B PLAT 14, AND BLOCK 6 AS SHOWN ON A PLAT ENTITLED, "MAP OF NORTH KENSINGTON, KNOWLES STATION, MONTGOMERY COUNTY, MARYLAND", AND RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK B PLAT 14.

I FURTHER CERTIFY THAT IF ENGAGED, AS DESCRIBED, IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET IN ACCORDANCE WITH SECTION 50-4.3.6 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 11,250 SQUARE FEET OR 0.2583 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

10/12/22
DATE

Mitchell E. Goode
MITCHELL E. GOODE
PROPERTY LINE SURVEYOR
MARYLAND, REG. NO. 444

LICENSE EXPIRATION DATE: 12/10/2022



NOTES

1. THIS PROPERTY IS CURRENTLY ZONED R-60.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER INSTRUMENTS PREPARED AND SUBMITTED TO THE MONTGOMERY COUNTY PLANNING BOARD ARE HEREBY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND SHALL BE CONSIDERED NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR INTERFERING WITH THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAPS H0561 & HP563.
6. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF A LOT AND PART OF A LOT INTO ONE LOT, AS PROVIDED FOR IN SECTION 50.7.1.C.2.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3834 AT FOLIO 44 AND THE HEIRS AND SUCCESSORS OF MONTGOMERY COUNTY MARYLAND, PUBLIC UTILITY EASEMENTS DESIGNATED HEREOF AS "PUBLIC UTILITY EASEMENTS" SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND MONUMENTS REQUIRED ACCORDANCE WITH SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY SHOWN AND DESCRIBED HEREON, EXCEPT FOR A DEED OF TRUST RECORDED AMONG THE MONTGOMERY COUNTY RECORDS IN PLAT BOOK B PLAT 14, MONTGOMERY COUNTY RECORDS IN PLAT BOOK B PLAT 14, MONTGOMERY COUNTY RECORDS IN PLAT BOOK B PLAT 14, AND THE PARTIES IN INTEREST THERE TO HAVE HERON INDICATED THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

Daryl McLee 10/19/22 DATE
WITNESS *Rebecca E. Lombardo* GARY T. LOMBARDO

Daryl McLee 10/11/22 DATE
WITNESS *Rebecca E. Lombardo* REBECCA E. LOMBARDO

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION
WESBANCO BANK, INC.
Michael Dunlop 10/11/2022 DATE
TRUSTEE: MARK-SEAMNE, MARKET-PRESIDENT
Michael Dunlop VP

WITNESS *Michael Dunlop* MICHAEL DUNLOP
MARKET-PRESIDENT

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: *Misha Patel* MISHA PATEL
DIRECTOR

CHAIR _____ MONTGOMERY PLAT SIGNATORY
FOR SECRETARY-TREASURER

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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: *Misha Patel* MISHA PATEL
DIRECTOR

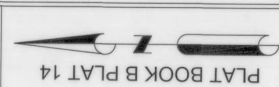
DATE: _____
PLAT NO. _____

PLAT NO.

PROPERTY INFO	
TAX MAP	H0561 & HP563
MISC. GRID #	214W03
ZONING	R-60
PERMIT NO.	42022197E

AREA TABULATION	
AREA OF LOT	11,250 SF.
AREA OF STREET DEDICATION	N/A
TOTAL PLAT AREA	11,250 SF.

VICINITY MAP
SCALE 1"=1000'



PERRY AVE
(UNDEFINED R/W WIDTH)
PER PLAT BOOK B PLAT 14

REBAR & CAP (ON LINE)
ANGLE IRON (HOLD)
ANGLE IRON FOUND IN CONC.
ANGLE IRON FOUND IN CONC.

N 87°14'00" E 75.00'
10' P.U.E.
S 02°46'00" E 150.00'
FORMERLY LOT 19
FORMERLY PART OF LOT 18
N 02°46'00" W 150.00'

LOT 32
11,250 S.F.

LOT 20
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 21
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 22
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 23
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 24
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 25
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 26
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 27
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 28
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 29
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 30
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 31
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 32
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 33
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 34
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 35
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 36
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 37
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 38
NORTH KENSINGTON
PLAT BOOK B PLAT 14

LOT 39
NORTH KENSINGTON
PLAT BOOK B PLAT 14

SUBDIVISION RECORD PLAT
LOT 32, BLOCK 6
NORTH KENSINGTON
A RESUBDIVISION OF
LOT 19 & PART OF LOT 18, BLOCK 6
WHEATON (NO. 13) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' JULY, 2022

GOODE SURVEYS, LLC
LAND SURVEYORS
P.O. BOX 599
DAMASCUS, MARYLAND 20872
PHONE: (301) 368-3700
FAX: (301) 368-3703

