

**MEMORANDUM**

DATE: January 27, 2023

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for February 9, 2023.

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:

220220960 Section 4, Kenwood

Plat Name: Section 4, Kenwood

Plat #: 220220960

Location: Located on the north side of Kenwood Avenue, 300 feet west of Brookside Drive

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-90 zone; 1 lot

Owner: Matthew Mauney and Emily Harris

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. of the Subdivision Regulations and supports this minor subdivision record plat.

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-40 zone as of the date of plat recordation.
- IPS = Iron Pipe with Cap Set
MON = Concrete Monument
COP = Open Iron Pipe Found
RBF = Rebar Found
RCF = Rebar and Cap Found
- The property shown hereon is located on Tax Map HN121.
- This property shown hereon is located on W.S.C. 200-foot sheet 208MW05.
- This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number 240310455D, 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 shall be maintained by the Montgomery County Planning Board and are available for public review during normal business hours.
- This plat conforms to the requirements for minor subdivision approvals contained in Section 507.3 of the Montgomery County Subdivision Regulations, being Chapter 30 of the Montgomery County Code, and the provisions of the Subdivision Regulations, being Chapter 30 of the Montgomery County Code, as amended in Section 507.1 C.2.
- 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.

OWNERS' CERTIFICATE

We, Matthew M. Mauney and Emily O. Harris, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum boundary lines, easements, and other matters shown on this plat as being the true and correct boundaries of the property shown and described hereon, 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.

1-9-23 Matthew M. Mauney Witness Matthew M. Mauney
Date Matthew M. Mauney
1-9-23 Emily O. Harris Witness Emily O. Harris
Date Emily O. Harris

We, Citibank, NA, owners of a deed of trust dated December 16, 2021 and recorded December 23, 2021 in Book 64897 at Page 415 hereby consent to this plat of subdivision.

11/12/23 Brandon Turner Witness James R. Kim
Date Brandon Turner Senior Vice President

Department of Permitting Services

Montgomery County, Maryland

Date: 01-20-2023

Approved: [Signature] Director

PLAT TABULATION

Number of Lots: 1
Total Area of Lots: 18,311 sq. ft.
Area of Parcels: 0.000 sq. ft.
Area of Street Dedication: 0.000 sq. ft.
Total Area: 18,311 sq. ft.
(0.420 Acres)

The Maryland National Capital Park and Planning Commission

Montgomery County Planning Board

Approved: [Signature] Chair

Montgomery Planning Board for Secretary - Treasurer

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

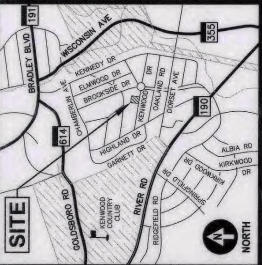
Recorded

Plat No.



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

PLAT No.



VICINITY MAP

SCALE: 1" = 200'



KENWOOD AVENUE

70' RIGHT-OF-WAY
(PER PLAT BOOK 16, PLAT 1014)



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 Theodore W. Libbey Jr. and Chase C. Libbey, Trustees of The Theodore W. Libbey and Barbara Ann Libbey AB Living Trust and Theodore W. Libbey Jr. and Chase C. Libbey, Personal Representatives of the Estate of Barbara Ann Libbey unto Matthew M. Mauney and Emily O. Harris, as recorded in Book 64897 at Page 415, and that the lands shown on this plat are the same lands as shown on the plat of subdivision recorded in Book 64897 at Page 404, also being in part a resubdivision of Lot 4, Block 1, Section 4, Kenwood, as recorded in Plat Book 16, Plat 1014, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 18,311 square feet, none of which is dedicated to public use, and that all property corners indicated thus are in place as shown hereon in accordance with Section 507.3.3 of the Subdivision Regulations of Montgomery County, Maryland.

11/12/2022 Date

Jeffrey Allen Hammond
Professional Land Surveyor
MD Reg. No. 21515
Expiration Date: 07/13/2023

SUBDIVISION RECORD PLAT

LOT 18, BLOCK 1

SECTION 4, KENWOOD

A RESUBDIVISION OF LOT 4, BLOCK 1

BETHESDA (7TH) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 20' JULY, 2022