



## MEMORANDUM

DATE: February 17, 2023

TO: Montgomery County Planning Board

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

*SS*  
*JCB*

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

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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:

**220230030 Glen Mar Park**

**220230040 Gaither's Addition to Mount Zion**

**Plat Name: Glen Mar Park**

**Plat #: 220230030**

Location: Located on the east side of Carlton Street, 260 feet north of Namakagan Road

Master Plan: Bethesda – Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Carl Becker

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.

**OWNER'S CERTIFICATION**

I, Carl G. Becker, owner of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines:

further, I grant a Public Utilities Easement (P.U.E.), as shown hereon, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among The Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies.

I, my successors and assigns will cause property corner markers to be set by a Maryland licensed Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code (Subdivision Regulations).

There are no leases, liens, mortgages, suits, or trusts affecting the subject property, except for a certain deed of trust recorded among the Land Records of Montgomery County in Book 66070 Page 309.

*Carl G. Becker*  
 Carl G. Becker  
 Date: 1-26-23  
 Devin McCreery, Vice President,  
 United Bank  
 Date: 2-1-23

**SURVEYOR'S CERTIFICATE**

I hereby certify to the best of my knowledge, information and belief the information shown hereon is correct; that it is a resubdivision of all the real property conveyed from:

Henry Malcom Steiner Trust, dated March 5, 1998, Grantor, to Carl G. Becker, Grantee, by Deed dated July 8, 2022 and recorded among the Land Records of Montgomery County, Maryland in Book 66070 page 304;

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

The total area included in this plat of subdivision is 9,100 Square Feet. There is no area being dedicated to public use by this plat.

Date: 2/03/2023  
 John R. Witmer  
 Professional Land Surveyor  
 MD Reg. No. 10668  
 Two Year MOLLR Professional Land Surveyor  
 License Renewal Date: 11/29/2023



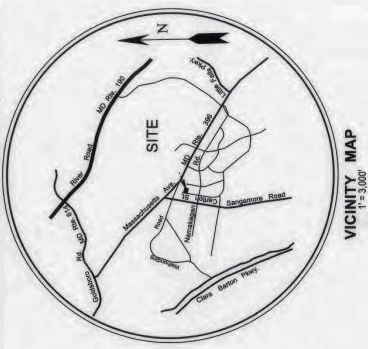
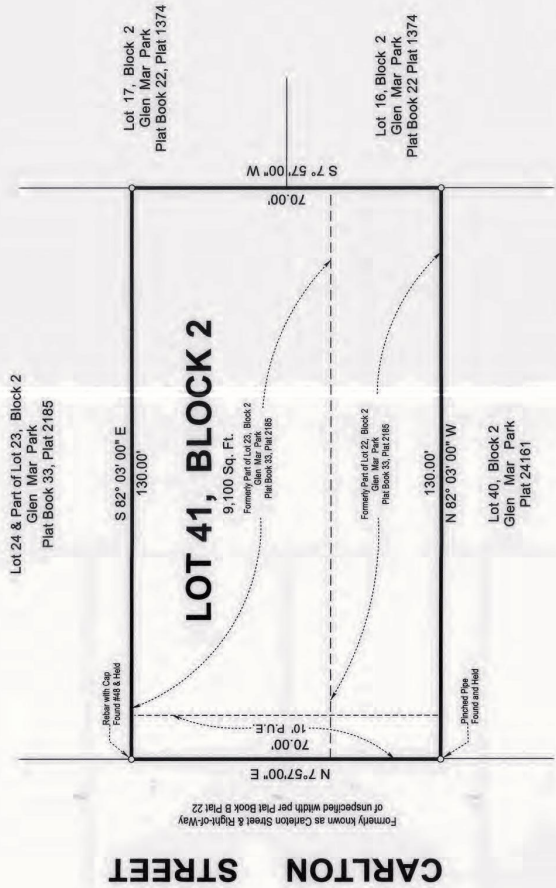
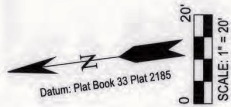
THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 THE MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED: \_\_\_\_\_  
 CHAIR \_\_\_\_\_ MONTGOMERY PLAT SIGNATORY  
 FOR SECRETARY-TREASURER \_\_\_\_\_  
 M.N.C.P. & P.C. RECORD FILE NUMBER: \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF  
 PERMITTING SERVICES  
 APPROVED: 2-8-2023  
 BY: *[Signature]*  
 DIRECTOR

PLAT NO. \_\_\_\_\_

**NOTES**

- This property is zoned R-60.
- This property is served by public water and sewer services only.
- This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting the title.
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat, as approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are available for public review during normal business hours.
- Tax Map Grid GM 563; WSSC 200 Sheet Number 207 NW 06.
- This property is exempt from Forest Conservation per approved plan number 42023063E.
- This plat is in conformance with the requirements of Section 50.7.1.C.2 of the Montgomery County Code (Subdivision Regulations).



**Area Tabulation**  
 Lot 41, Block 2 9,100 SF  
 Public Use 1,000 SF  
 Total Area 9,100 SF

<b>SUBDIVISION RECORD PLAT</b>
<b>Lot 41, Block 2</b> <b>GLEN MAR PARK</b> Being a Resubdivision of Part of Lots 22 & 23, Block 2 700 (BETHESDA) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND
<b>WITMER ASSOCIATES, LLC</b> Land Surveying, Land Planning & Design 1300 Rock Road, Suite 200, Rockville, MD, 20870 Tel: (301) 746-1409 Fax: (301) 746-3055 E-Mail: <a href="mailto:jd@witmerassociates.com">jd@witmerassociates.com</a>
SCALE: 1" = 20' DATE: JAN 2023 PROJECT NO: 027001 SHEET NO: 1 of 1