



MEMORANDUM

DATE: January 26, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178

SS
JCB

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for February 8, 2024

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:

220230650 **Sumner Park**

220231000 **Shops at Travilah**

Plat Name: Sumner Park

Plat #: 220230650

Location: Located on the southwest side of Massachusetts Avenue (MD 396), 200 feet northwest of Cape Cod Court

Master Plan: Bethesda – Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Peter and Dale Turza

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120220170 (MCPB Resolution No. 22-098), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board’s approval of the aforesaid plan.



CAMMACK DRIVE
60' RIGHT OF WAY
PLAT 5718

LOT 24 BLOCK C
SUMNER PARK
PLAT 17813

LOT 22 BLOCK C
SUMNER PARK
PLAT 16270

LOT 19 BLOCK 23
WESTMORELAND HILLS
PLAT 12340

LOT 18 BLOCK 23
WESTMORELAND HILLS
PLAT 12340

LOT 14
BLOCK 23
WESTMORELAND
HILLS
PLAT 5285

LOT 15
BLOCK 23
WESTMORELAND
HILLS
PLAT 5285

LOT 27
19,121 SQ. FT. OR
0.4390 AC.

FORMERLY
LOT 23
PLAT 16270

MASSACHUSETTS AVENUE (ROUTE 396)
VARIABLE WIDTH RIGHT OF WAY
PLAT 5718 AND PLAT 7813

AREA TABULATION

EX. LOT 23..... 18,551 SQ. FT. OR 0.3111 ACRES
MASSACHUSETTS AVENUE ABANDONMENT..... 5,570 SQ. FT. OR 0.1279 ACRES
TOTAL LOT 27..... 19,121 SQ. FT. OR 0.4390 ACRES

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1850.00'	201.23'	67.359°	S 2742°04' E	201.15'

PLAT No.



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF RESUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, GRANT A PUBLIC UTILITY EASEMENT (PUE) TO THE PARTIES NAMED IN A DOCUMENT TITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT" AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3654 FOLIO 457.

AS OWNER OF THIS SUBDIVISION WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH CHAPTER 50, SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF RESUBDIVISION.

1/10/2024 Peter H. Turza Witness
DATE PETER H. TURZA WITNESS

1/10/2024 Dale C. Turza Witness
DATE DALE C. TURZA WITNESS

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 OF THE PROPERTY ACQUIRED BY:

- PETER H. TURZA AND DALE C. TURZA FROM:
 - MARY S. HAVERBACK, TRUSTEE OF THE MARY S. HAVERBACK REVOCABLE TRUST BY A DEED DATED MARCH 22, 2021 AND RECORDED IN BOOK 62535 PAGE 252 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - MASSACHUSETTS AVENUE ABANDONMENT PER RESOLUTION NO. 22-088.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THIS WILL BE SET IN ACCORDANCE WITH CHAPTER 50, SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAT IS 19,121 SQUARE FEET OR 0.4390 ACRES.

Adam S. Reprint
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21133
EXPIRES 06/20/2024



1/10/2024
DATE

NOTES

- THE PROPERTY SHOWN HEREON IS ZONED R-60.
- HORIZONTAL DATUM IS BASED ON NAD 83.
- THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER SYSTEMS ONLY.
- TAX MAP GRID HM122; WSSC 200 SHEET NUMBER 206N005.
- THE PROPERTY SHOWN HEREON IS LIMITED TO THE USE AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 120220170 ENTITLED "5212 MASSACHUSETTS AVENUE".

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____
CHAIR MONTGOMERY PLAT SIGNATORY
FOR SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: 1-18-2024
[Signature]

DRAWN_HBZ
COMPUTED_HBZ
CHECKED_ASB
DATE: _____
PLAT No.: _____
J.B.A.
Johnson • Bernat • Associates, Inc.
Engineering • Surveying • Planning

205 N. Frederick Ave. Suite 100
Gaithersburg, MD 20877
Tel. (301) 963-1133
Fax: (301) 963-6306
www.jba-inc.net

SUBDIVISION RECORD PLAT
LOT 27, BLOCK C
SUMNER PARK
BEING A RESUBDIVISION OF
LOT 23, PLAT 16270
BETHESDA ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' JANUARY, 2024





MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-CENTRAL CAPITAL AREA PLANNING COMMISSION
Certified Preliminary Plan - 120220170

APPROVAL

12/06/22

AREA TABULATION

LOT 23..... 13,551 SQ. FT. OR 0.3111 ACRES
 MASSACHUSETTS AVENUE ABANDONMENT..... 5,570 SQ. FT. OR 0.1279 ACRES
 TOTAL LOT 25..... 19,121 SQ. FT. OR 0.4390 ACRES

CURVE DATA						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1820.00'	52°10'7"	170.00'	85.06'	169.94'	S 28°11'57" E
C2	1850.00'	61°3'59"	201.25'	100.73'	201.15'	S 27°35'50" E

NOTES

1. THE PROPERTY SHOWN HEREON IS ZONED R-60.
2. HORIZONTAL DATUM IS BASED ON NAD 83/91.
3. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THIS PROPERTY IS AVAILABLE TO BE SERVED BY PUBLIC WATER & SEWER SYSTEMS ONLY. (W-1,S-1)
5. THIS PROPERTY IS AVAILABLE TO BE SERVED AT A MINIMUM BY PEPCO, VERIZON, COMCAST, AND WASHINGTON GAS.
6. TAX MAP GRID HM122; WSSC 200 SHEET NUMBER 206NW05.
7. THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL TAXING DISTRICT OR MUNICIPALITY.
8. THE PROPERTY IS LOCATED IN THE LITTLE FALLS WATERSHED.

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 PROPERTY ACQUIRED BY:

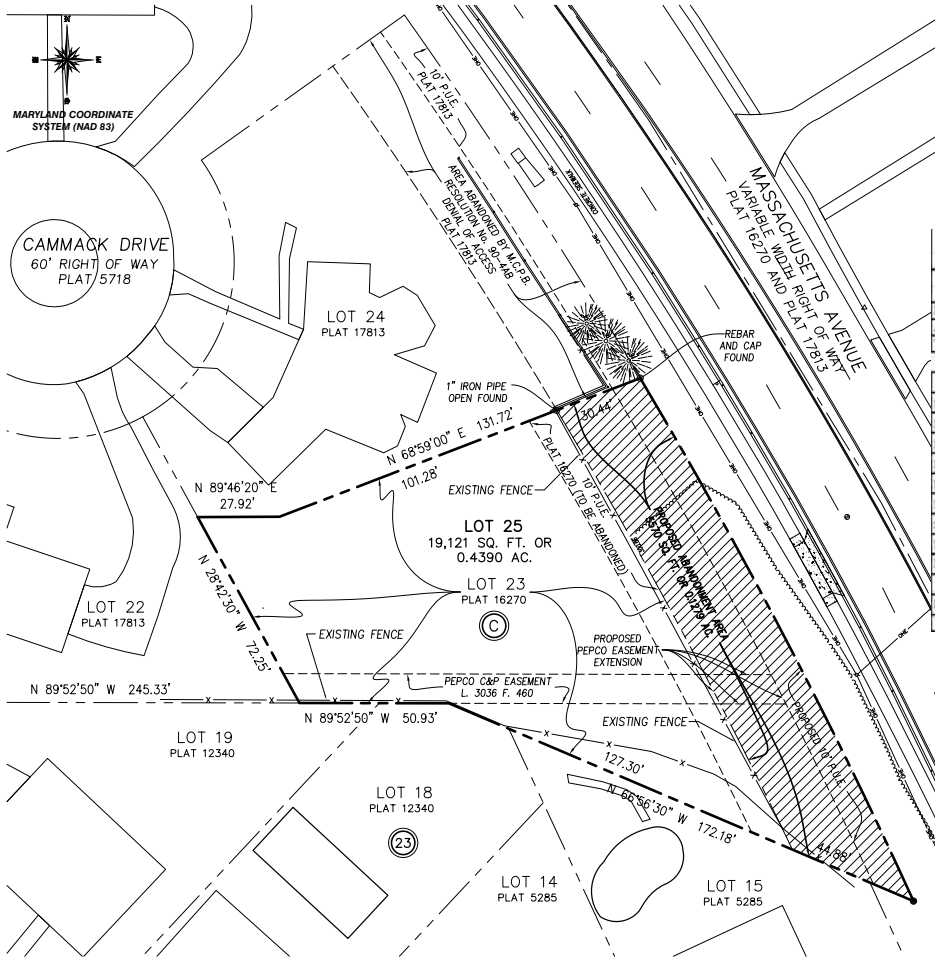
PETER H. TURZA AND DALE C. TURZA FROM:
 (1) MARY S. HAVERBACK, TRUSTEE OF THE MARY S. HAVERBACK REVOCABLE TRUST BY A DEED DATED MARCH 22, 2021 AND RECORDED IN BOOK 62535 PAGE 252 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

Adam S. Bernat 11/18/2022
 ADAM S. BERNAT DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21133
 EXPIRATION DATE 6/20/24

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENTS
- EXISTING BUILDINGS
- EXISTING SIDEWALKS
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREELINE
- EXISTING DRIVEWAY/ROADWAY
- EXISTING FENCELINE
- PROPOSED MASSACHUSETTS AVENUE ABANDONMENT AREA

OWNER/APPLICANT
 PETER AND DALE TURZA
 5102 CAMMACK DRIVE
 BETHESDA, MD 20816



SHEET INDEX

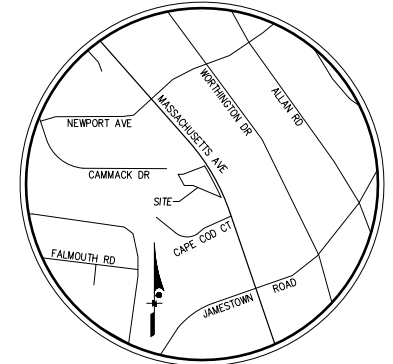
SHEET 1 OF 2 PRELIMINARY PLAN/ AMENDMENT PLAN
 SHEET 2 OF 2 PRELIMINARY PLAN APPROVAL LETTERS AND RESOLUTION

		DRAWN <u>HBZ</u>
		COMPUTED <u>HBZ</u>
		CHECKED <u>ASB</u>
		DATE: _____
No.	REVISION	Plot No.: _____



Johnson • Bemat • Associates, Inc.
 Engineering • Surveying • Planning

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 Gaithersburg, MD 20877
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 www.jba-inc.net



VICINITY MAP
NOT TO SCALE

5212 Massachusetts Avenue DEVELOPMENT TABLE

R-60	Development Table	
	SF	AC
Lot 23	13,551	0.3111
Abandonment Area	5,570	0.1279
Total Lot Area	19,121	0.4390

Detached House, Principal Building	Required	Approved
	Lot Area (Min), SF	6,000
Lot Width at Front Building Line (Min), FT	60	must meet min.
Lot width at Street (Min), FT	25	201
Lot Coverage (Max), Percent	35	must meet min.
Minimum Side Yard (Min), FT	8	must meet min.
Sum of 2 sideyards, FT	18	must meet min.
Rear Setback (Min), FT	20	must meet min.
Maximum Height, FT	30-35	must meet min.
Parking Spaces	2	must meet min.

PRELIMINARY PLAN/ AMENDMENT PLAN
5212 MASSACHUSETTS AVENUE
PRELIMINARY PLAN NO. 120220170
FUTURE LOT 25, BLOCK C
SUMNER PARK

CURRENTLY
 LOT 23, PLAT 16270
 BETHESDA ELECTION DISTRICT NO. 7
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' NOVEMBER, 2022
 TAX MAP GRID HM122, WSSC 206NW05



SHEET 1 OF 2
 PRELIMINARY PLAN #120220170
 Job No. 21-019