



MEMORANDUM

DATE: June 15, 2023

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 June 29, 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:

220230070 Chevy Chase, Section 4

Plat Name: Chevy Chase, Section 4

Plat #: 220230070

Location: Located on the south side of Rosemary Street, 350 feet east of Maple Avenue

Master Plan: Bethesda - Chevy Chase Master Plan

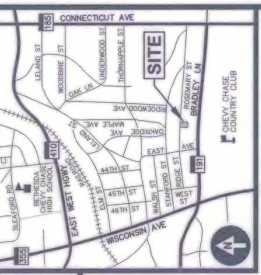
Plat Details: R-60 zone; 1 lot

Owner: Joseph Fontana

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.

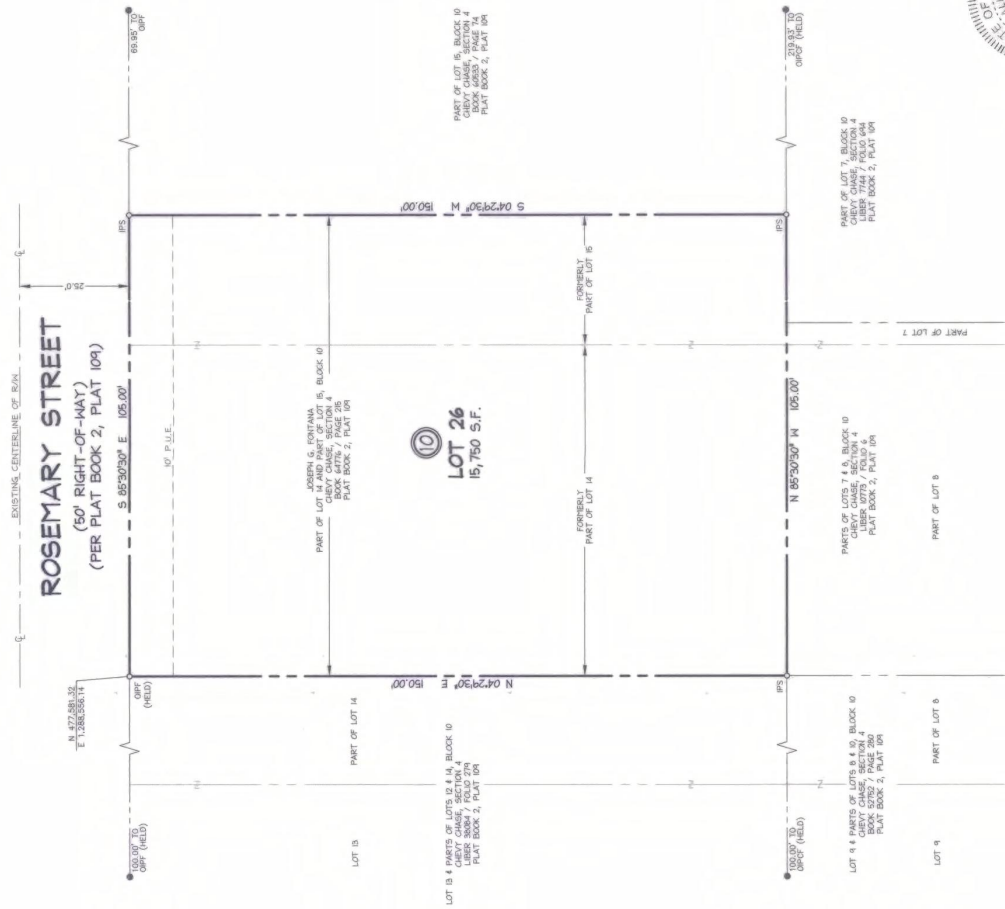
Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.C.2. and supports this minor subdivision record plat.



VICINITY MAP
SCALE: 1" = 200'



PLAT No.



- 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-60 zone as of the date of plat recordation.
 - IPS = Iron Pin with Cap Set
OIFP = Open Iron Pipe Found
 - OIFCF = Open Iron Pipe + Cap Found
 - The property shown hereon is located on Tax Map HN341 and HN342.
 - All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are intended to survive unless specifically stated otherwise. The property shown hereon is subject to all requirements imposed 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 50.7 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of two existing platted part of lots into a lot, as provided for in Section 50.7.A.C.2.
 - This subdivision record plat is intended to show every matter affecting the ownership and use of the land, and the subsurface and use of the property. This subdivision record plat is not intended to replace an examination of files or to depict or note all matters affecting title.
 - The property shown hereon is subject to a Stormwater Management Right of Entry dated August 1, 2022 and recorded August 1, 2022 in Book 66055 at Page 354.

OWNERS' CERTIFICATE

I, Joseph G. Fontana, owner of the property above and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines, "10' P.U.E." to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements", 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.

Date: 05/22/2023 Joseph G. Fontana
 Witness: Joseph G. Fontana
 Date: 06/08/2023 Spokane M. City
 Witness: Spokane M. City

We, TD Bank, N.A., owners of a deed of trust dated December 6, 2021 and recorded December 8, 2021 in Book 64776 at Page 219 hereby consent to this plat of subdivision.

PLAT TABULATION

Number of Lots	0
Number of Parcels	0
Area of Lot(s)	15,760 sq. ft.
Area of Parcel(s)	0 sq. ft.
Area of Street Dedication	0 sq. ft.
Total Area	15,760 sq. ft. (0.362 Acres)

Department of Permitting Services
 Montgomery County, Maryland
 Date: 6-12-2023
 Approved: Robert J. Hill
 Director

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: _____
 Chair
 Montgomery Plat Signatory
 for Secretary - Treasurer

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

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 Libby A. Light Co. in the Plat of Subdivision of Lots 14 and 15, Block 10, Chevy Chase, Section 4, as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 15,750 square feet, none of which is dedicated to public use, and that all property corners marked thus are in places as shown hereon in accordance with Section 30.4.3.g of the Subdivision Regulations of Montgomery County, Maryland.

Date: 6/6/2023 Jeffrey Allen Hammond
 Jeffrey Allen Hammond
 Professional Land Surveyor
 MD Reg. No. 21515
 Expiration Date: 07/13/2023



SUBDIVISION RECORD PLAT
LOT 26, BLOCK 10
CHEVY CHASE, SECTION 4
A RESUBDIVISION OF PARTS OF LOTS 14 AND 15, BLOCK 10

BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' AUGUST, 2022

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



Recorded _____
 Plat No. _____