



## MEMORANDUM

DATE: January 12, 2024

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for January 25, 2024

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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:

**220230950 West Chevy Chase Heights**

**Plat Name: West Chevy Chase Heights**

**Plat #: 220240950**

Location: Located on the south side of Highland Avenue, 100 feet east of Maryland Avenue

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Montgomery Homes, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.1.** of the Subdivision Regulations, which state:

- 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.1. and supports this minor subdivision record plat.

**NOTES**

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, SHALL BE MAINTAINED AND FILED WITH THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES. THESE AGREEMENTS, LIMITATIONS, AND REQUIREMENTS SHALL BE MAINTAINED AND FILED WITH THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES. THESE AGREEMENTS, LIMITATIONS, AND REQUIREMENTS SHALL BE MAINTAINED AND FILED WITH THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES. THESE AGREEMENTS, LIMITATIONS, AND REQUIREMENTS SHALL BE MAINTAINED AND FILED WITH THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.
2. IRP = IRON PIPE FOUND. / RBWC = REBAR WITH CAP.
3. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
4. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.7.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO LOTS AS PROVIDED FOR IN SECTION 50.7.1.C.1.
5. 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.
6. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031C0455D DATED SEPTEMBER 29TH, 2006.

**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 RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY MICHELLE K. WINGATE UNTO MONTGOMERY HOMES LLC RECORDED IN BOOK 66184 AT PAGE 203 DATED AUGUST 23RD, 2022 AND BEING LOT 3 AND LOT 4, BLOCK 7 SHOWN ON PLAT OF SUBDIVISION KNOWN AS WEST CHEVY CHASE HEIGHTS AS RECORDED IN PLAT BOOK 2 PLAT 186 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THEREON ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. TOTAL AREA INCLUDED ON THIS PLAT IS 6,000 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.



DAVID P. MOWATT  
M.D. PROFESSIONAL  
LAND SURVEYOR #21136  
EXPIRATION/RENEWAL DATE 06-20-24

**OWNER'S CERTIFICATE**

WE, MONTGOMERY HOMES LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

WE FURTHER GRANT A 10 FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "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.

ROBERT SAAH  
MANAGING MEMBER OF  
MONTGOMERY HOMES LLC

Witness Signature: *Robert Saah*  
DATE: 1/9/2024

Department of Permitting Services  
Montgomery County, Maryland

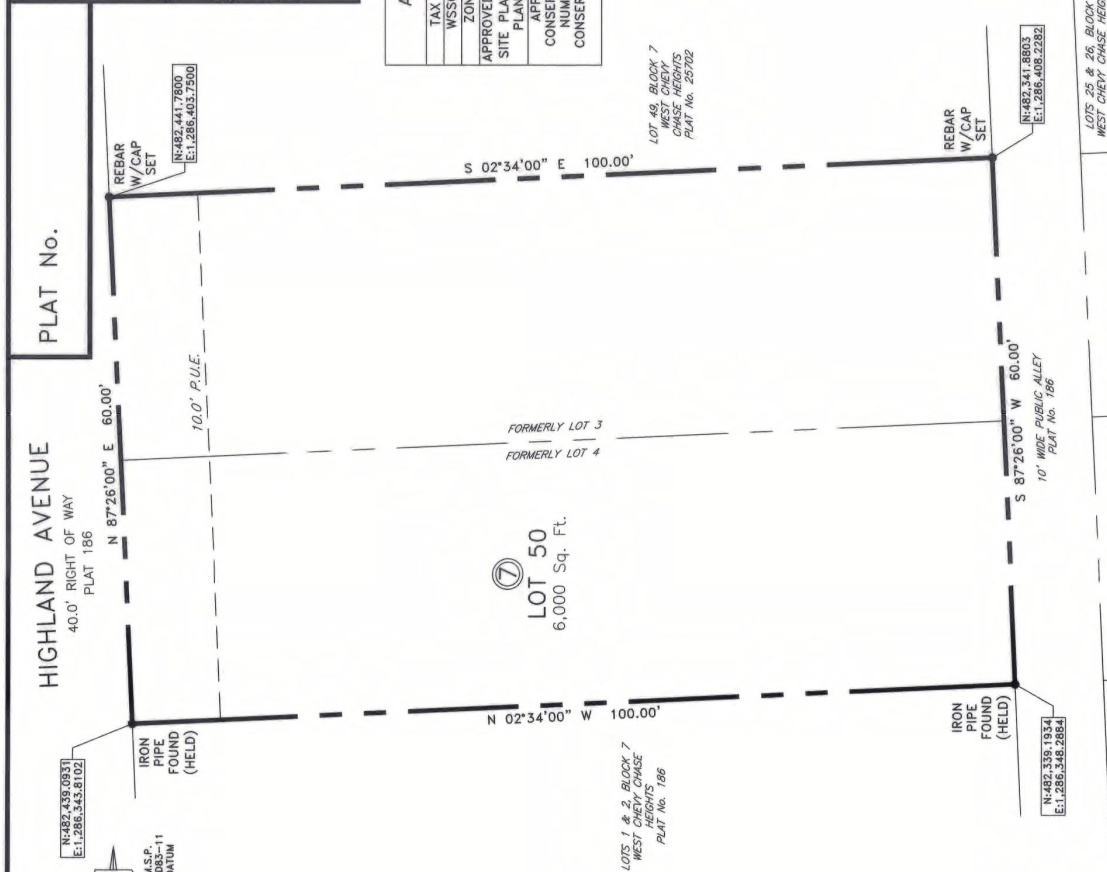
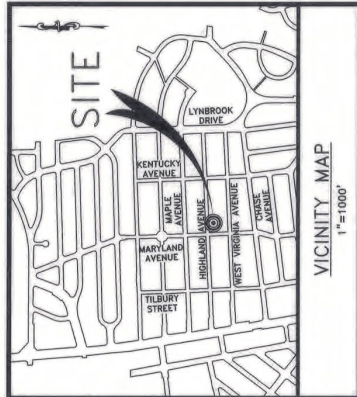
Approved: 1-9-2024  
Date

The Maryland National Capital Park and Planning Commission  
Montgomery County Planning Board

Approved: \_\_\_\_\_  
Date \_\_\_\_\_  
Chair

Montgomery Plat Signatory  
for Secretary - Treasurer

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



**APPROVALS/INFORMATION CHART**

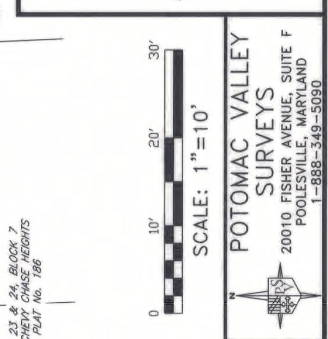
TAX MAP LOCATION:	HN 343
WSSC GRID NUMBER:	210N04
ZONING CATEGORY:	R-60
APPROVED PRELIMINARY PLAN, SITE PLAN, PROJECT/SKETCH:	N/A
APPROVED FOREST CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER:	42024010E

**PLAT TABULATION**

LOT 50:	6,000 SQ.FT. OR 0.1377 ACRES
DEDICATION TO PUBLIC USE:	0 SQ.FT. OR 0.0000 ACRES
TOTAL AREA:	6,000 SQ.FT. OR 0.1377 ACRES

**SUBDIVISION RECORD PLAT**  
**WEST CHEVY CHASE HEIGHTS**  
**LOT 50, BLOCK 7**

A RESUBDIVISION OF LOTS 3 AND 4, BLOCK 7 WEST CHEVY CHASE HEIGHTS PLAT BOOK 2 PLAT No. 186 BETHESDA (7TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=10' JANUARY 2024  
MNCPPC FILE NO. 220230960



Recorded \_\_\_\_\_  
Plat No. \_\_\_\_\_