



MEMORANDUM

DATE: February 29, 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 *JEB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for March 14, 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:

220230890 Pine Crest

Plat Name: Pine Crest
Plat #: 220230890

Location: Located on the east side of Eastern Avenue, 175 feet north of Kansas Lane
Master Plan: Takoma Park Master Plan
Plat Details: R-60 zone; 1 lot
Owner: TDS Properties, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.1.** 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.1. and supports this minor subdivision record plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED IS PART OF THE FOREST PRESERVE AND A PORTION OF HIGHLAND AVENUE AS ABANDONED UNDER A PETITION FOR VACATION PETITION NO. V-92228 ADOPTED MARCH 18, 1993. IT IS ALSO ALL OF THE LAND COVERED BY KURT FRIE AND CATHERINE LANGSTON TO TDS PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY, BY DEED RECORDED IN BOOK 65907 AT PAGE 314 RECORDED AMONG THE APFRESAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT PROPERTY MARKER SHOWN THUS: — ARE SET IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE. TOTAL AREA INCLUDED IN THIS PLAT OF RESUBDIVISION IS 7.202 SQUARE FEET OR 0.1653 ACRES. NONE OF WHICH IS DEDICATED TO PUBLIC USE.



02-26-2026
DATE
Andrew Husbands
ANDREW HUSBANDS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES 02-26-2026

OWNER'S CERTIFICATION

WE, TDS PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAT OF RESUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE. WE FURTHER GRANT A 10' FOOT WIDE 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 EASEMENT", 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 OR TRUSTS AFFECTING THIS PROPERTY, EXCEPT A CERTAIN DEED OF TRUST RECORDED IN BOOK 65907, PAGE 322, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

Rainie Smith
WITNESS
TILMON SMITH
MANAGING MEMBER

DATE 2/27/24

WE HEREBY ASSENT TO THIS PLAT OF RESUBDIVISION

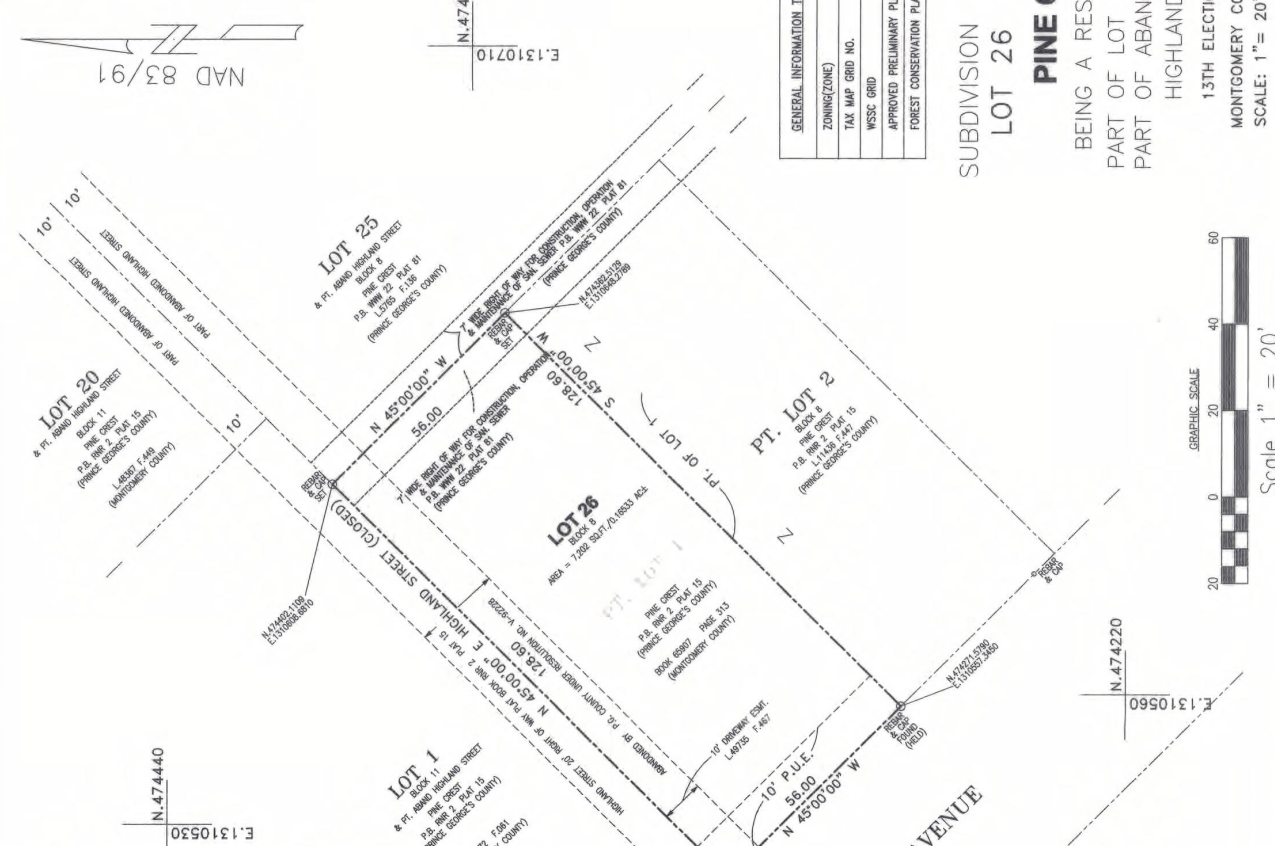
Brian Athey
WITNESS
CONGRESSIONAL CAPITAL, LLC
BRIAN ATHEY (PRESIDENT)

DATE 2/28/24

NOTES:

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE APPLICANT HAS BEEN ADVISED TO CONDUCT AN APPROPRIATE EXAMINATION OF TITLE OR DEEDS OR NOTE ALL MATTER AFFECTING TITLE.
- THIS PROPERTY IS CURRENTLY ZONED R60 AND IS SUBJECT TO VARIANCE APPLICATION NUMBER A-6785-A.
- THIS PROPERTY IS SHOWN ON TAX MAP GRID NO. JN-51.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- ALL TERMS, CONDITIONS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH VARIANCE A-6785, EFFECTIVE DATE 02-03-2023 AND VARIANCE A-6785A EFFECTIVE DATE 03-03-23 GRANTED BY THE BOARD OF APPEALS FOR MONTGOMERY COUNTY, RECORDED IN BOOK 67329 PAGE 270 AS TO A-6785 AND BOOK 67259 PAGE 263 AS TO A-6785-A AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
- THIS PLAT CONFORMS WITH REQUIREMENTS OF SECTION 50.7.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATION BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INCLUDES THE CONSOLIDATION OF PART OF LOT 1 AND THE ABANDONED PORTION OF HIGHLAND STREET AS PROVIDED FOR IN SECTION 50.7.1.C.2 OF THE MONTGOMERY COUNTY CODE.

PLAT NO.:



GENERAL INFORMATION TABLE	
ZONING(ZONE)	R-60
TAX MAP GRID NO.	JN-51.
WSSC GRID	208ME01
APPROVED PRELIMINARY PLAN	NOT APPLICABLE
FOREST CONSERVATION PLAN EXEMPTION NO	#42023213E

SUBDIVISION RECORD PLAT
LOT 26 BLOCK 8
PINE CREST
 BEING A RESUBDIVISION OF
 PART OF LOT 1 BLOCK 8 AND
 PART OF ABANDONED PORTION OF
 HIGHLAND STREET
 13TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' MARCH 2023

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD. APPROVED: _____ CHAIR _____ MONTGOMERY PLAT SIGNATORY FOR M.N.C.P. & P.C. RECORD FILE NO. _____ SECRETARY - TREASURER _____	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND APPROVED: <i>[Signature]</i> DATE: <u>2-28-2024</u> DIRECTOR: <i>[Signature]</i>	PLAT No. _____ DATE: _____ SCALE: 1" = 20'	AAH CONSULTANTS LLC ENGINEERS SURVEYORS CONSULTANTS 4650 WILSON ROAD SUITE 111 LANHAM, MARYLAND 20706 301-488-1900 (PH) 301-488-1997 (FAX)
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