



MEMORANDUM

DATE: March 21, 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 April 4, 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:

220240380 Chevy Chase, Section 4

220240530 Bradley Hills, Section Two

220240550 thru 220240580 Creekside at Cabin Branch

Plat Name: Chevy Chase, Section 4

Plat #: 220240380

Location: Located on the north side of Rosemary Street, 600 feet east of Maple Avenue

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: PKK, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2.** of the Subdivision Regulations, which state:

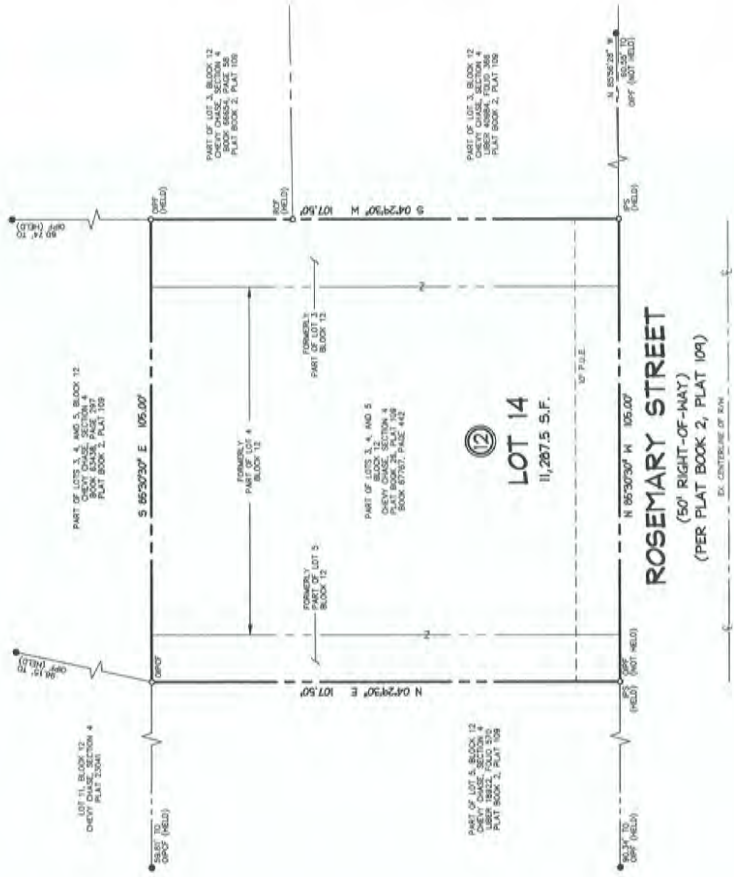
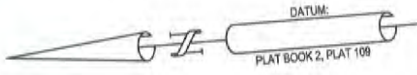
- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating 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.2. and supports this minor subdivision record plat.

PLAT No.

VICINITY MAP

SCALE: 1" = 2000'



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 James E. Evers and Cheryl A. Evers into PKK, LLC, by a deed recorded in Montgomery County Book 87782, Page 356, dated August 17, 2023, and as recorded in Plat Book 2, Plat 109, in the County of Montgomery, Maryland, and that the total area involved in this plat is 11,287.5 square feet, none of which is dedicated to public use, and that all property corners marked thereon are in place as shown hereon in accordance with Section 50.1.3(g) of the Subdivision Regulations of Montgomery County, Maryland.

J. Jeffrey Allen
Date
Jeffrey Allen
Professional Land Surveyor
No. Reg. No. 21071
Expiration Date: 01/15/2025



SUBDIVISION RECORD PLAT

LOT 14, BLOCK 12

CHEVY CHASE, SECTION 4

A RESUBDIVISION OF PART OF LOTS 3, 4, AND 5, BLOCK 12

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' MARCH, 2024

10 South Betts Street
Bethesda, Maryland 20701
301-607-0331 office
www.caseengineering.com
info@caseengineering.com



Recorded _____
Plat No. _____

The Maryland National Capital Park and Planning Commission

Approved: _____
Chair
Montgomery Plg. Signatory
By: _____

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

- ### NOTES
- The property is served by public water and sewer systems only.
 - The property that is the subject of this record plat is in the R-50 zone as of the date of this record.
 - OPOF - Open Iron Pipe with Cap Found
 - IPS - Iron Pipe with Cap Set
 - OFP - Open Iron Pipe Found
 - RF - Rehab and Cap Found
 - The property shown hereon is located on Tax Map H1042.
 - The property is located on P.E.M.A. Flood Insurance Map Community-Panel Number 21071-0001B and zone X1.
 - All lot conditions, easements, and encumbrances associated with any preliminary plan, site plan, project plan, or other plan affecting development of this property and approved by the Montgomery County Planning Board are intended to survive unless modified by further action by the board. The official public files for any such plan are maintained 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 approved in Section 50.1 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of Part of Lot with existing detached house and adjoining properties created by deed into a lot as provided for in Section 50.1.1.C.2.
 - This subdivision record plat is not intended to show any matter affecting the ownership and use, nor any matter respecting the ownership and use, of this property. This subdivision record plat is not intended to require an examination of title or of deed or other all matters affecting title.
 - This property is subject to a Town of Chevy Chase Time Appeal Decision by deed and recorded in Book 67891 at Page 285.
 - This property is subject to a Town of Chevy Chase Water Board Variance Decision by deed and recorded in Book 67782 at Page 306.

OWNERS' CERTIFICATE

We, PKK, LLC, owners of the property shown and described hereon, hereby adopt this plat of subdivision 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 "Occupation of Terms and Provisions of Public Utility County, Md.", as recorded in Liber 2834 at Folio 457 among the Land Records of Montgomery County. There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon, except as indicated below.

Paul K. Keating
Deed
Paul K. Keating
Recipient Agent
WITNESS
Paul K. Keating
Paul K. Keating
Witness
Scott B. Brennan
Scott B. Brennan
Witness
Scott B. Brennan
President

We, Capital Bank, M.A., execute as a deed of trust dated February 15, 2024, and recorded February 22, 2024 in Book 67782 at Page 450 hereby consent to this plat of subdivision.

Scott B. Brennan
Date
Scott B. Brennan
Witness
Scott B. Brennan
President

PLAT TABULATION

Number of Lots	1
Number of Parcels	0
Area of Lot(s)	11,287.5 sq. ft.
Area of City Block(s)	0 sq. ft.
Area of Street Dedication	0 sq. ft.
Total Area	11,287.5 sq. ft. (0.258 Acres)

Department of Permitting Services
Montgomery County, Maryland

Date: 3-8-2024
Approved: *Paul K. Keating*
Director