

Plat Name: Bradmoor
Plat #: 220240820

Location: Located on the south side of McKinley Street, 150 feet west of Hempstead Avenue
Master Plan Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Erin Rehel and Kevin Pitchford

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.

This minor subdivision application proposes to consolidate two parts of lots into a recorded lot to facilitate the issuance of a building permit upon the property. With this action, an underlying lot line will be eliminated; there is no change to the perimeter boundary of the tract by this subdivision. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.C.2. and recommends approval of the 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 PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY A FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. IPF = IRON PIPE FOUND. / RBWC = REBAR WITH CAP.
3. THIS 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. CHAPTER 50 OF THE COUNTY CODES, TITLE 11 INVOLVES THE CONSOLIDATION OF A PART OF LOT & A PART OF A LOT AS PROVIDED FOR IN SECTION 50.7.1.H.
5. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR INTENDS TO RESTRICT 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 # 2403100455D DATED SEPTEMBER 29TH, 2006.
7. PROPERTY IS SUBJECT TO A "STORMWATER MANAGEMENT RIGHT OF ENTRY" AS RECORDED AMONG THE LAND RECORDS ON MONTGOMERY COUNTY, MARYLAND IN DEED BOOK 67863 AT PAGE 303.

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 JESSICA H. MORRIS AND DAVID A. MORRIS UNTO ERIN REHEL AND KEVIN PITCHFORD RECORDED IN BOOK 58641 AT PAGE 328 DATED SEPTEMBER 5TH, 2018 AND BEING PARTS OF LOTS 2 AND 3, BLOCK 19 AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS BRADMOOR AS RECORDED ON PLAT 1214 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THUS \rightarrow ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. TOTAL AREA INCLUDED ON THIS PLAT IS 8,197 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.



David P. Mowatt
 DAVID P. MOWATT
 LAND SURVEYOR #21136
 EXPIRATION/RENEWAL DATE 06-20-24
 DATE 04/23/24

OWNER'S CERTIFICATE

WE, ERIN REHEL AND KEVIN PITCHFORD, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES PER THE MONTGOMERY COUNTY ZONING ORDINANCE.

WE FURTHER GRANT A 10 FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THE UTILITIES SHOWN IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN DEED BOOK 67707 PAGE 373 AND LIBER 3854 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGE, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THE AFORESAID DEED OF TRUST RECORDED IN BOOK 58585 PAGE 146 AND BOOK 67707 PAGE 373 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY SIGNING BELOW.

ERIN REHEL *[Signature]* DATE 04/23/24
 KEVIN PITCHFORD *[Signature]* DATE 04/23/24

FOR MORTGAGE DEED OF TRUST BOOK 58585 PAGE 146 RECORDED IN DEED BOOK 58585 PAGE 146 LIBER 3854 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WITNESS *[Signature]* DATE 04/23/24
 WITNESS *[Signature]* DATE 04/23/24

PRINTED NAME OF SIGNER: *Erin Rehel*
 PRINTED TITLE: *Owner*
 (SIGNING ON BEHALF OF *Erin Rehel*)

FOR HOME EQUITY LOAN DEED OF TRUST BOOK 67707 PAGE 373 RECORDED IN DEED BOOK 67707 PAGE 373 LIBER 3854 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WITNESS *[Signature]* DATE 04/23/24
 WITNESS *[Signature]* DATE 04/23/24

PRINTED NAME OF SIGNER: *Kevin Pitchford*
 PRINTED TITLE: *Owner*
 (SIGNING ON BEHALF OF *Kevin Pitchford*)

Department of Permitting Services
 Montgomery County, Maryland

Approved: *[Signature]* Date: 5-15-2024

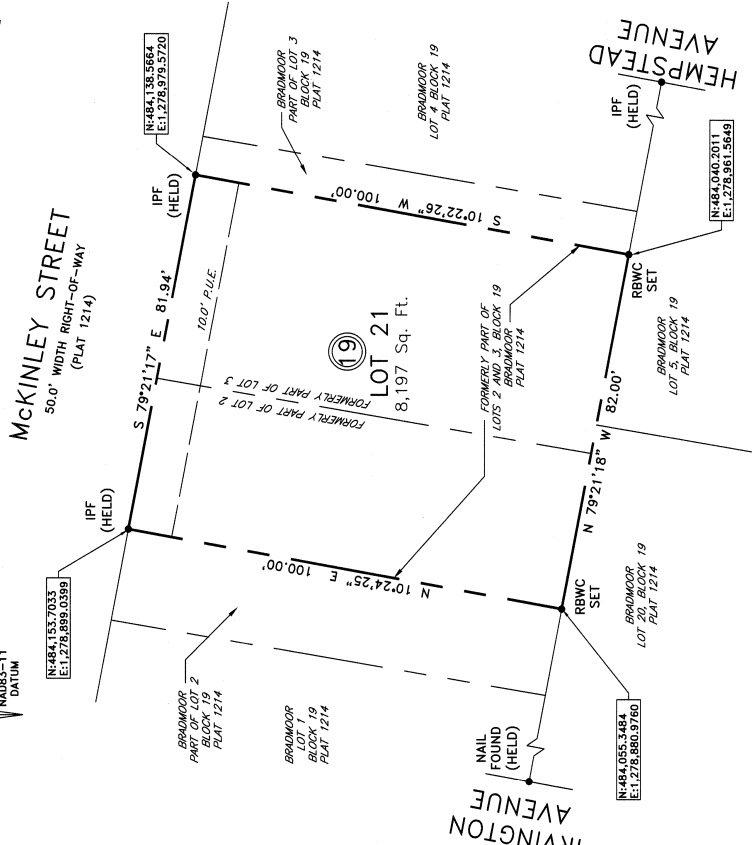
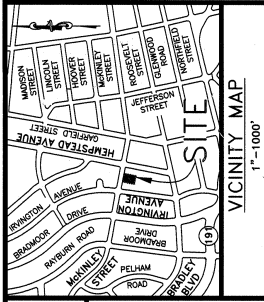
The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____ Date: _____
 Chair

 Montgomery Plat Signatory
 for Secretary - Treasurer

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

PLAT No.

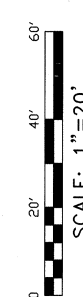


APPROVALS/INFORMATION CHART

TAX MAP LOCATION:	GN 563
WSSC GRID NUMBER:	210NW06
ZONING CATEGORY:	R-60
APPROVED PRELIMINARY PLAN, SITE PLAN, PROJECT/SKETCH PLAN FILE NUMBER:	N/A
APPROVED FOREST CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER:	42024175E

PLAT TABULATION

LOT 21:	8,197 SQ.FT. OR 0.1882 ACRES
DEDICATION TO PUBLIC USE:	0 SQ.FT. OR 0.0000 ACRES
TOTAL AREA:	8,197 SQ.FT. OR 0.1882 ACRES



SUBDIVISION RECORD PLAT
BRADMOOR
LOT 21, BLOCK 19
 A RESUBDIVISION OF
 PARTS OF LOTS 2 & 3, BLOCK 19
 PLAT No. 1214

BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=20' APRIL, 2024
 MNCPPC FILE NO: 220240820

POTOMAC VALLEY
 SURVEYS
 20010 FISHER AVENUE, SUITE F
 POOLESVILLE, MARYLAND
 1-888-349-5098