



MEMORANDUM

DATE: September 13, 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 September 26, 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:

220241010 **Greenwich Forest**

220250080 **Chevy Chase Terrace**

Plat Name: Greenwich Forest

Plat #: 220241010

Location: Located in the northeast quadrant of the intersection of Wilson Lane (MD 188) and Hampden Lane

Master Plan Bethesda - Chevy Chase Master Plan

Plat Details: R-90 zone; 1 lot

Owner: Thomas Frank and Wendy Edelberg

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

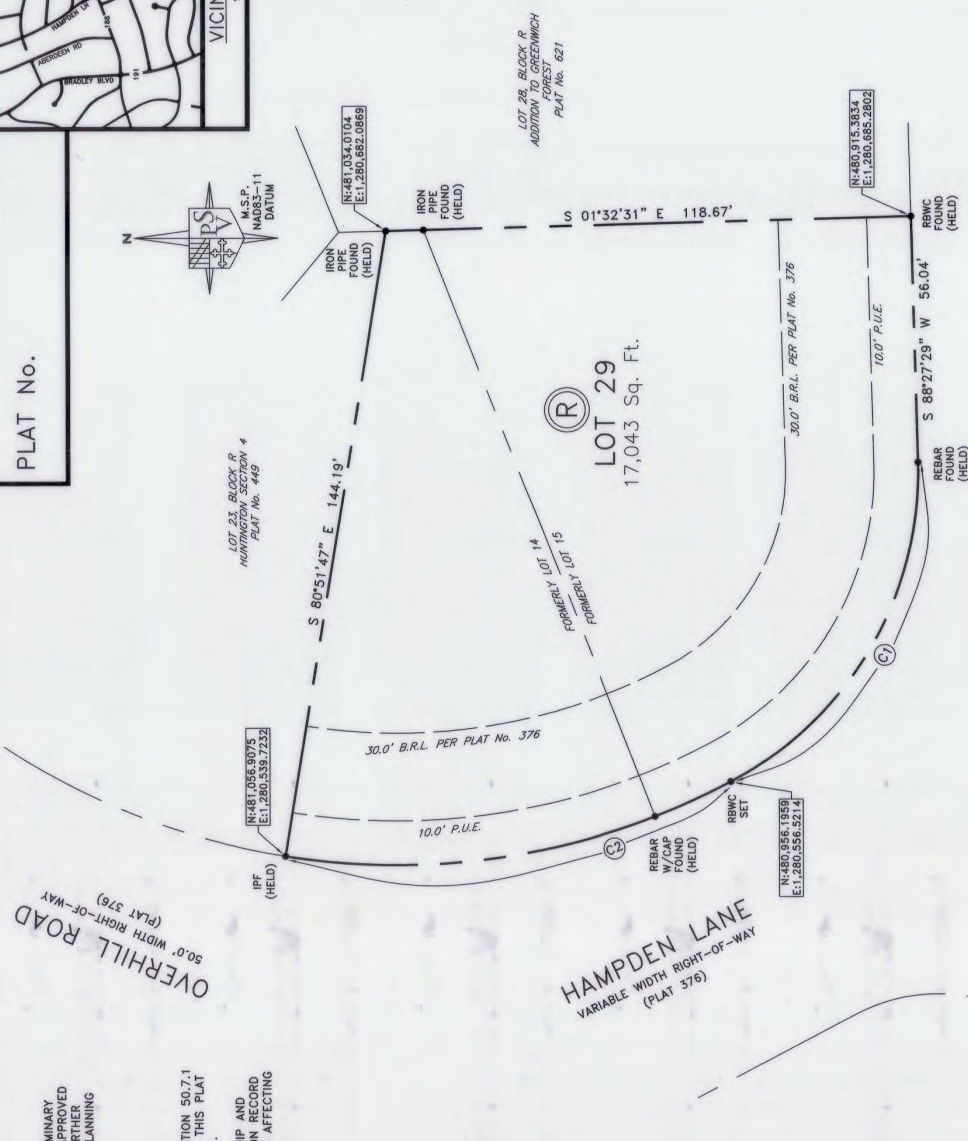
- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating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

This minor subdivision application proposes to consolidate two existing lots into one record 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.1. and recommends approval of the subdivision record plat.

PLAT No.

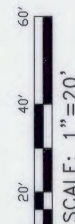


NAD83-11
U.S.P. DATUM



CURVE	RADIUS	ARC LENGTH	CHORD BEARINGS
C1	80.00'	88.62'	N 59°48'31" W
C2	160.00'	103.92'	N 09°28'10" W

WILSON LANE
MARYLAND ROUTE 188
VARIABLE WIDTH RIGHT-OF-WAY
(PLAT 158 AND 170)



**SUBDIVISION RECORD PLAT
GREENWICH FOREST
LOT 29, BLOCK R**
A RESUBDIVISION OF
LOTS 14 & 15, BLOCK R
HUNTINGTON SECTION 4
PLAT No. 376

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

**POTOMAC VALLEY
SURVEYS**
20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1-888-349-5090

- NOTES**
- 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 FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILE FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 - IPF = IRON PIPE FOUND. / RBWC = REBAR WITH CAP.
 - THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
 - 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 INTO ONE LOT AS PROVIDED FOR IN SECTION 50.7.1.C.1.
 - 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.
 - 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 DIANE PATRICIA TARRANT UNTO THOMAS FRANK AND WENDY EDELBURG RECORDED IN LIBER 37646 AT FOLIO 389 DATED JUNE 30TH, 2009 AND BEING LOT 14 AND LOT 15, BLOCK R AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS HUNTINGTON SECTION 4 AS RECORDED ON PLAT 376 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THIS 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 17,043 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.



DAVID P. MOWATT
M.D. PROFESSIONAL
LAND SURVEYOR #21136
08/17/24 DATE
EXPIRATION/RENEWAL DATE 08-20-26

OWNER'S CERTIFICATE

WE, THOMAS FRANK AND WENDY EDELBURG, 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 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, MORTGAGE, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THE AFORESAID DEED OF TRUST RECORDED IN BOOK 59810 PAGE 092 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY SIGNING BELOW.

THOMAS FRANK _____ DATE Aug. 14 2024
WITNESS Teddie Frank
WENDY EDELBURG _____ DATE 8/14/24
WITNESS Teddie Frank

WITNESS Vanessa Barnes

WITNESS Vanessa Barnes

PRINTED NAME OF SIGNER Michelle Eickelbecker DATE 9-5-2024
PRINTED TITLE Assistant Secretary

Department of Permitting Services
Montgomery County, Maryland
Director

Approved: 9-11-2024 Date _____
The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____ Date _____
Chair _____ Secretary _____
Montgomery Plat Signatory for Secretary - Treasurer

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

APPROVALS/INFORMATION CHART

TAX MAP LOCATION:	HMT22
WSSC GRID NUMBER:	209NW05
ZONING CATEGORY:	R-90
APPROVED PRELIMINARY PLAN, SITE PLAN FILE NUMBER:	N/A
APPROVED FOREST CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER:	42024194E

PLAT TABULATION

LOT 29:	17,043 SQ.FT. OR 0.3913 ACRES
DEDICATION TO PUBLIC USE:	0 SQ.FT. OR 0.0000 ACRES
TOTAL AREA:	17,043 SQ.FT. OR 0.3913 ACRES