



## MEMORANDUM

DATE: October 18, 2024

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for October 31, 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:

**220241030 Silver Spring Park**

**220250110 Westwood Square**

**Plat Name:** Silver Spring Park

**Plat #:** 220241030

Location: Located on the west side of Houston Street, 150 feet south of Hankin Street

Master Plan: Silver Spring East Master Plan

Plat Details: R-60 zone; 2 lots

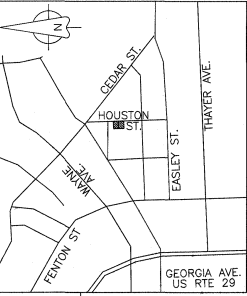
Owner: Stephen Munroe and Lane Tapley

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

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
  2. additional lots are not created;
  3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
  4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
    - a. proposed lot line adjustment as a dashed line;
    - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
    - c. any minimum building setback that would be altered by the minor lot line adjustment; and
    - d. the amount of lot area affected by the minor lot line adjustment;
  5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

This minor subdivision application proposes to adjust the common lot line between two existing lots by approximately 6.5 feet to facilitate the issuance of a building permit for an addition to the house on the northernmost lot. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.A. and recommends approval of the subdivision record plat.

PLAT NO.



VICINITY MAP  
SCALE 1"=500'

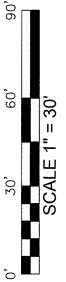
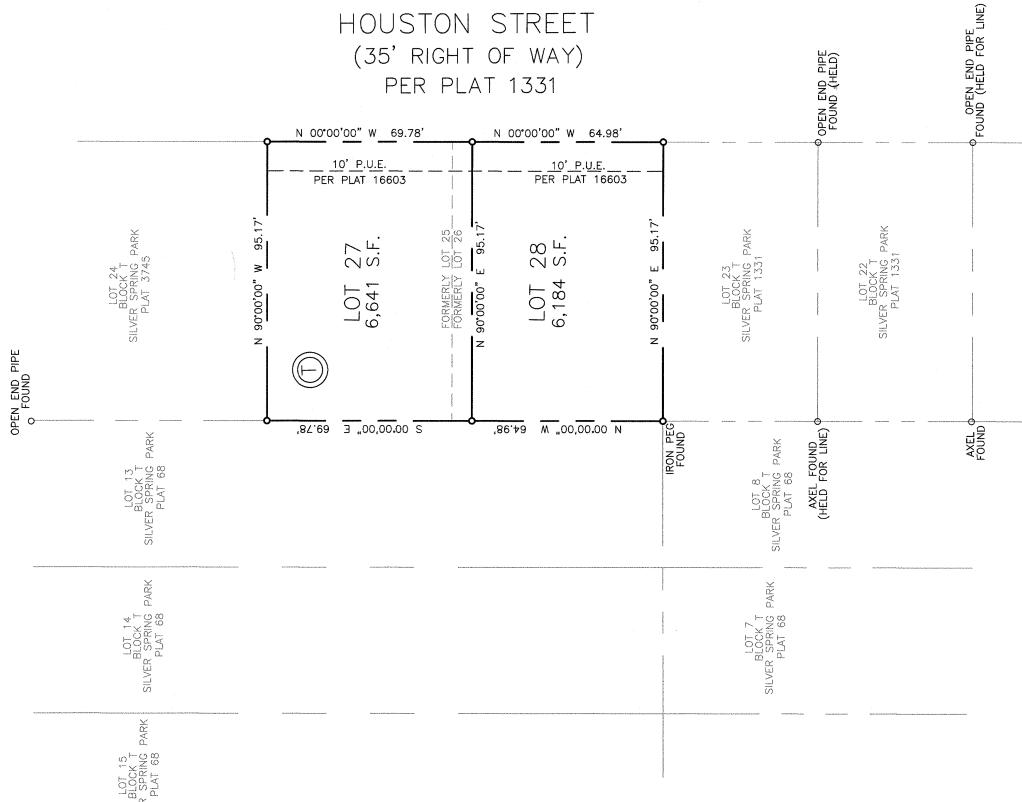
PLAT #16603

**PROPERTY INFO**

TAX MAP ID #	142024135E
ZONING	R-60
REP. EXEMPT #	

AREA OF LOTS: 12,825 S.F.  
AREA OF STREET DEDICATION: 12,825 S.F.  
TOTAL PLAT AREA: 12,825 S.F.

HOUSTON STREET  
(35' RIGHT OF WAY)  
PER PLAT 1331



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND; THAT IT IS A SUBDIVISION OF ALL THE LAND COMVEYED BY STEPHEN P. MUNRO AND LANE C. TAPLEY BY AND UNDER DEED DATED MAY 29, 2015, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLIO 50457 AT FOLIO 151, AND THE LAND COMVEYED BY LANE C. TAPLEY BY DEED DATED MARCH 5, 1988 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 8179 AT FOLIO 777; ALSO BEING A RESUBDIVISION OF LOTS 25 AND 26, BLOCK T, AS SHOWN ON A PLAT RECORDED AMONG THE FOLIO 50457 LAND RECORDS AS PLAT NUMBER 16603.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS "O" WILL BE SET IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 12,825 SQUARE FEET OR 0.2944 ACRES OF LAND NONE OF WHICH IS DEDICATED TO PUBLIC USE.



*Mitchell E. Goode*  
MITCHELL E. GOODE  
PROPERTY LINE SURVEYOR  
MARTLAND REG. NO. 444  
LICENSE EXPIRATION DATE: 12/31/2024

**NOTES**

1. THIS PROPERTY IS CURRENTLY ZONED R-60.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD AND THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE SUPERSEDED BY ANY SUBDIVISION PLAN. ANY SUBDIVISION PLAN FILED WITH THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO BE CONSIDERED AS A GUARANTEE OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP JK343.
6. THIS MINOR LOT LINE ADJUSTMENT IS IN COMPLIANCE WITH MINOR SUBDIVISION CODE 50.7.1.A.

**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT DEED OF TRUST AND SECURITY AGREEMENT RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 50457 AT FOLIO 151.

*M. C. Tapley*  
WITNESS  
DATE: 10/12/24  
*Stephen P. Munro*  
OWNER  
DATE: 10/12/24  
*Lane C. Tapley*  
OWNER

WE FULTON BANK (SUCCESSOR IN INTEREST) TO A DEED OF TRUST RECORDED IN LIBER 50457 AT FOLIO 151, ASSENT TO THIS PLAT OF SUBDIVISION.

*Shawn J. Smeltzer*  
WITNESS  
DATE: 9/13/24  
*Stephen W. Smeltzer, V.P.*  
LOAN OFFICER  
LOT 28 FORMERLY LOT 26 LENDER

SUBDIVISION RECORD PLAT  
LOT 27 & 28  
SILVER SPRING PARK  
A RESUBDIVISION OF  
LOTS 25 & 26  
BLOCK "T"  
ELECTION DISTRICT NO. 13  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=30' MAY, 2024

GOODE SURVEYS, LLC  
LAND SURVEYORS  
P.O. BOX 599  
DAMASCUS, MARYLAND 20872  
PHONE: (301) 368-3700  
FAX: (301) 368-3703

CHAIR	MONTEGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER
DATE:	10-12-2024
APPROVED:	<i>Shawn J. Smeltzer</i> DIRECTOR
MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES	PLAT NO.

M.N.C.P. & P.C. RECORD FILE NO.