



MEMORANDUM

DATE: March 14, 2025

TO: Montgomery County Planning Board

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

SS
JCB

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for March 27, 2025

The following record plats are recommended for APPROVAL in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations, along with any conditions for the completion of administrative items that may remain outstanding, and copies of plan drawings for the record plat. The following plats are included:

220250160 National Chatauqua of Glen Echo

Plat Name: National Chatauqua of Glen Echo

Plat #: 220250160

Location: Located on the west side of Oxford Road, 210 feet south of MacArthur Boulevard

Master Plan Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Hilary Smith Kapner

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 a single record lot in order 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 proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above item staff will forward the plat to the Chair for signature.

Surveyor's Certificate

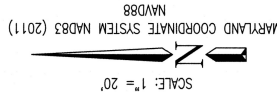
I hereby certify that the information shown herein is correct, that it is a re-subdivision plat of all the property acquired by Hilary Smith Kapner, Trustee of the Revocable Trust Agreement of Hilary Smith Kapner from Amy Fordham, Personal Representative of the Estate of Phyllis Brady Fordham, the said Phyllis Brady Fordham; also known as Phyllis B. Fordham and Phyllis Fordham; having died on or about October 12, 2017 in Montgomery County, Maryland; Estate number W93019, Register of Wills for Montgomery County, Maryland; as sole owner and recorded among the Land Records of Montgomery County, Maryland in Book 56284 at Page 295, that it is a resubdivision of Lot 4 and Lot 9, Block 24, as shown on a subdivision record plat entitled "Plat of the National Chatauqua of Glen-Echo of Montgomery County, Md." and recorded among the aforesaid Land Records in Plat Book B - 16.

I also certify that if engaged, I will set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 6,000 square feet or 0.14 of an acre of land, none of which is dedicated to public use.

Date: _____
 Steve W. James
 Professional Land Surveyor
 Maryland Reg. No. 21072
 Exp.: 02/08/2027

Area Tabulation
 15 Lot: 6,000 s.f. or 0.14 Ac.
 Streets: n/a
 Total: 6,000 s.f. or 0.14 Ac.



- Legend**
- p/o = Part of
 - P.B. = Plat Book
 - P.No. = Plat Number
 - IPF = Iron Pipe Found
 - R/W = Right of Way
 - s.f. = Square Feet
 - Ac. = Acres

Approvals / Information

Preliminary Plan: n/a
 Site Plan: n/a
 FCP Exemption No: 42025021E
 Zoning At Time Of Plat: R-60 (Residential-60)
 Tax Map: GN341
 W.S.S.C. 200 Sheet: 208NW07

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

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

MJ-SUR28PC-Record File-No:

Owner's Certificate

I, Hilary Smith Kapner, Trustee of the Revocable Trust Agreement of Hilary Smith Kapner, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat; establish the minimum building restriction lines; grant a Public Utility Easement as shown hereon and designated P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; subject to all current and applicable regulations of all federal, state and local governing agencies.

I further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon.

Date: _____
 Hilary Smith Kapner, Trustee
 For the Hilary Smith Kapner
 Revocable Trust

Notes

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
2. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter affecting the ownership and/or 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.
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 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of two (2) or more lots into a single lot as provided for in Section 50.7.1.C.1.
5. Water/Sewer Categories: W/S1.
6. Coordinates shown hereon were established using Trimble's Real-Time KeyNetGPS and their Virtual Reference Station System (VRS) and are based on the National State Plane Coordinates NAD 83 (2011). The datum for the subject property is 0.99994946. The horizontal datum is 0.99994946. The combined factor upon NAVD83 vertical datum is 1.38 feet for an elevation factor of 0.99999830. The combined factor for the subject property is 0.99994946. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat
Lot 15, Block 24
Section 4

The National Chatauqua of Glen Echo

a resubdivision of Lot 4 and Lot 9, Block 24

Bethesda (7th) District
 Montgomery County, Maryland

January, 2025 Scale: 1" = 20'

CPJ Charles P. Johnson & Associates, Inc.
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 2700 Killebrew Dr., Suite 300, Bethesda, MD 20814
 Tel: 301.279.1100 Fax: 301.279.1101 www.cpjinc.com

Recorded:
 Plat No: _____

220250160