

MEMORANDUM

DATE: May 16, 2025

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 May 29, 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:

220240180 Amalyn Bethesda

Plat Name: Amalyn Bethesda

Plat #: 220240180

Location: Located on the northeast side of Silver Linden Street, 450 feet north of Isabella Street

Master Plan North Bethesda – Garrett Park Master Plan

Plat Details: R-90 zone; 2 lots

Owner: Toll Mid-Atlantic LP Company, Inc.

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

H. *Creation of a lot from a part of a lot.* A part of a previously recorded lot in a Residential Detached zone that was created as a result of a deed transfer of land from the lot may be converted into a lot if:

1. the part of lot was created by deed recorded before June 1, 1958, or
2. the part of lot contains a legally constructed detached house; and
3. all conditions or agreements applicable to the subdivision approval creating the original lot apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

This minor subdivision application proposes to slightly adjust the boundaries of two recently recorded lots to facilitate the resolution of a boundary disagreement. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.H. 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.

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAN OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G. OF THE SUBDIVISION REGULATIONS.

THERE ARE NO SUITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

JEFFERY S. DRISCOLL
VICE PRESIDENT
TOLL MID-ATLANTIC LP COMPANY, INC.
OWNER OF LOT 53, BLOCK E (FORMERLY PART OF LOT 43, BLOCK E)
OWNER OF LOT 54, BLOCK E (FORMERLY PART OF LOT 44, BLOCK E)

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION PART OF LOTS 43 & 44, BLOCK "E", ANALYN BETHEDA, RECORDED AS PLAT NO. 257.39, PART OF THE LAND ACQUIRED BY TOLL MID-ATLANTIC LP COMPANY INC., BY DEED DATED APRIL 30, 2024 AND RECORDED IN BOOK 67991 AND PAGE 6 RECORDED AMONG THE MONTGOMERY COUNTY LAND RECORDS

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS ~~ON~~ WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 23.067 SQUARE FEET OR 0.5295 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE09, SUBTITLE 13, CHAPTER 06, REGULATION .12.

RUSSELL H. SMITH
E.S.E. CONSULTANTS, INC.
MD LICENSE No. 21637
LICENSE EXPIRES: DECEMBER 25, 2025

LOT 53	11,474 sq.ft.
LOT 54	11,593 sq.ft.
TOTAL AREA OF PLAT 23,067 sq.ft.	

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	BEARING	CHORD LENGTH
C1	164.34'	527.00'	17°52'01"	82.84'	N 42°32'18" W	163.67'	
C2	79.44'	625.00'	7°16'58"	39.77'	S 48°35'46" E	79.39'	
C3	1.95'	625.00'	0°10'44"	0.98'	S 34°53'49" E	1.95'	

MARYLAND—NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR _____

MONTGOMERY PLAT SIGNATORY
FOR SECRETARY TREASURER

APPROVED:

BY: _____
DIRECTOR

DRAWN: VXP

CHK'D: RJS

DIRECTOR

#20306—	N:521137.616	E:1240273.005
#20604—	N:514660.554	E:1239875.308
#20737—	N:515572.168	E:1245767.587

PUE PUBLIC UTILITY EASEMENT
Sq. Ft. SQUARE FEET
PPF PINCH PIPE FOUND
RBF REBAR FOUND
● PROPERTY CORNER FOUND

NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS OF THE SUBMISSION PLAN AND THE PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS SUBMISSION RECORD PLAT IS NOT INTENDED TO PREJUDICE OR BE INTENDED TO SURVIVE UNLESS MOTIVATED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH ACTION ARE TO BE MAINTAINED BY THE BOARD FOR THE MAINTENANCE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS SUBMISSION PLAT IS NOT INTENDED TO SHOW DEEPLY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBMISSION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
3. IS THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-50 ZONE.
4. THE PROPERTY COUNTRY MAP DATED 05-342 AND WSSS 2008 SHEET NO. 212 UNR07.

THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS IN SECTION 50.7 OF THE SUBDIVISION REGULATIONS. THIS PLAT INVOLVES THE CREATION OF A LOT FROM A PART OF A LOT PER SECTION 50.7.1 H.

PLAT No. 25739

ELECTION DISTRICT NO. 7

MONTGOMERY COUNTY, MARYLAND

MAY 2025

SCALE: 1"=30'

ESE CONSULTANTS
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ESE Consultants, Inc.

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PLAT NO.: 17
MNCPPC FILE NO.: 220240180