

**MEMORANDUM**

DATE: June 12, 2025

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 *JEB*SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for June 26, 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:

220250550 Luxmanor**220250670 West Chevy Chase**

Plat Name: Luxmanor
Plat #: 220250550

Location: Located on the east side of Luxmanor Road, 150 feet north of Tuckerman Lane
Master Plan: North Bethesda - Garrett Park Master Plan
Plat Details: R-200 zone; 1 lot
Owner: Dante and Sunita Jofferion

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

- 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 convert a part of a lot into a recorded lot to facilitate the issuance of a building permit upon the property. With this action 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.H. and recommends approval of the subdivision record 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.

PROPERTY INFO

AREA OF LOT	17,510 S.F.
AREA OF STREET DEDICATION	0
TOTAL PLAT AREA	17,510 S.F.

DATE _____

JACOB M. GOODE
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 22109
LICENSE EXPIRATION DATE: 10\20\2026

1. THIS PROPERTY IS CURRENTLY ZONED R-200. THE PROPERTY WAS ORIGINALLY DEVELOPED USING R-200 DENSITY CONTROL STANDARDS, RESUBDIVISION IS STRICTLY CONTROLLED.

1. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
2. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS GOVERNING ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN, OR OTHER DOCUMENTS SUBMITTED TO AND REVIEWED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE OVERTHROWN BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE THE ONLY FILES AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
3. THIS PLAT IS NOT INTENDED TO SHOW EVERY WATER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO SHOW ANY EASEMENT, ENCUMBRANCE, OR EASEMENT OR NOTE AFFECTING TITLE.
4. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP GO 561.

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

FURTHER WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND, PUBLIC UTILITY EASEMENTS DESIGNATED HEREON AS "P.U.E." SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

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 OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR TWO DEEDS OF TRUST RECORDED AMONG THE AFORESAID LAND RECORDS IN BOOK 64916 AT PAGE 355 AND BOOK 64916 AT PAGE 338, AND THE PARTIES IN INTEREST THERETO HAVE HEREOF INDICATED THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

WITNESS _____

DATE _____

DANTE R. JOFFERION
OWNER

WITNESS _____ DATE _____

SUNITA P. JOFFERION
OWNER

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION
ARLINGTON COMMUNITY FEDERAL CREDIT UNION

WITNESS _____ DATE _____
KATHERINE MAGRUDER
VICE PRESIDENT OF LENDING

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR PROSPERITY HOME MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS.

WITNESS _____

DATE _____

NAME: _____

TIT F: _____

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

CHAIR _____
N.C.P.& P.C. RECORD FILE NO.

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

DIRECTOR

PLAT NO.

VICINITY MAP
SCALE 1"=500'

PLAT 6590

OPEN END PIPE FOUND

LOT 15
BLOCK D
LUXMANOR
PLAT 6590

LUXMANOR ROAD
(60' RIGHT OF WAY)
(PER PLAT OF 6590)

LOT 21
17,510 S.F.

OLD GEORGETOWN ROAD
MD RTE. 187
SHA PLAT NO. 32719
LIBER 3730 FOLIO 85

EBAR & C
FOUND

LOT 17 &
PART OF LOT 16
BLOCK D
LUXMANOR
PLAT 6590

0' 30' 60' 90'

SCALE 1" = 30'