



2425 Reedie Drive Floor 14 Wheaton, MD 20902



MontgomeryPlanning.org

MEMORANDUM

DATE: June 12, 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

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.

A RESUBDIVISION OF PART OF LOT 16, BLOCK D MONTGOMERY COUNTY, MARYLAND OF CETOWN RD. **ELECTION DISTRICT NUMBER 4** GOODE SURVEYS, LLC Loub SURCYORS P.O. BOX 599 DAMSCUS, MARYLAND 20872 PHONE: (301) 368–3703 FAx. (301) 368–3703 **APRIL**, 2025 SUBDIVISION RECORD PLAT LOT 21, BLOCK D 0639 TAJ9 VICINITY MAP SCALE 1"=500' LUXMANOR MATIONAL PIKE MD RTE. 270 SCALE: 1"=30" (100,900 CEOPORTS) (100,900 MAY) (100,001 OF WAY) (187) (187) (187) (187) (197 9 01/09 PLAT 070 .00.06 W .08.80.55 S REBAR & CAP FOUND 90, 5675410. N 6754'10" W 149.00. ,09 SCALE 1" = 30' LOT 21 17,510 S.F. 0, 30, AREA TABULATION 17,510 S.F. -1-04-101 16 17,510 S.F. PROPERTY INFO TAX MAP GQ561 WSSC GRID # 214NW06 ZONING R-200 FCP EXEMP # 42025097E AREA OF LOT AREA OF STREET DEDICATION TOTAL PLAT AREA OPEN END PIPE FOUND POUND (HELD) 7 22.0<u>0.00°</u> W AONAMXUJ AONAMOP (ANN 40 THOM 708) (ANN 40 THOM 708) OPEN END PIPE FOUND 6 REBAR & CAP FOUND I HERBY CERTIFY THAT THE KINGBARDAN SHOWN HEREON IS CORRECT, THAT THE EAPL OF SUBDIVISION HAS RETER PERPERED IN A ACCORDANCE WITH THE SUBDIVISION RETELLATIONS OF MONITOWENEY COUNTY, MARCHANI, THAT IT IS A SUBDIVISION OF ALL THE LAND CONVERD FROM THE CORD. PRESENTED TO PROFESSIONATION OF THE RESISTED OF WILLS FROM WONTGOING SHOURT, MARCHAN, ESTAIRE, MAY HOURT SHOWN OF SUBDIVISIONATION OF THE COUNTY, MARCHANI, ESTAIRE MAY HOURT SHOWN OF THE COUNTY, MARCHANI, ESTAIRE MAY HOURT SHOWN OF THE COUNTY, MARCHANI IS STAIRE MAY HOURT SHOWN OF THE COUNTY, MARCHANI IS AND CHARLES THE MAY HOURT SHOWN OF THE COUNTY, MARCHANI IS AND CHARLES THE MAY HOURT SHOWN OF THE WASHINGTON OF WONTOWNERY COUNTY, MARCHANI IN SHOW SHOWN THE WASHINGTON THE MAY HAVE BEEN AND OTHER BONDOMRY MARKESS SHOWN THIS AS SHOWN THE STAIR MAY COUNTY, MARCHANI COUNTY, MAY SHOWN TO SHOW THE WASHINGTON TO COUNTY, MARCHANI COUNTY, MAY THE STAIR MAY COUNTY, MAY SHOWN THE WASHINGTON TO COUNTY. WASHINGTON TO COUNTY, MAY SHOWN THE STAIR MAY DECIDED THE WONDOWN THE WASHINGTON WASHINGTON TO COUNTY. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 17,510 SQUARE FEET OR 0.4020 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE. PLAT NO. 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. MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES FURTHER WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION TREGORDED IN LIBER SIGNAL AT ROLO 457-AMONE THE LAND RECORDED SOF MONITODMENT CONTROLLY MARKLAND, DEBLIC UTLILT, ESSENANTS DESIGNATED HERRON AS "P.U.E.". SUBJECT OF THE FERSON AS "P.U.E.". SUBJECT OF THE FERSON AS "P.U.E.". WE THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON MEET ADOPT THIS DAJI OF SUBDIVISION, ESTRALISH MINIMUM BULDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE. STEPHER, WE AS THE OWNERS OF THE SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CALLS ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED WOUNDERINGHOUND TO BE STEP FICKAGING A LICENSED MAYAND UND SURVEYOR IN ACCORDANCE WITH SECTION 50,4,5,0 OF THE MONITOWERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS AT LAW, LENS, LEASES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBONISHOUS EXCET FOR WID DEEDS OF THIS TRUST RECORDED. AMONG THE APPRESSUID LAWD RECORDED. IN BODK 64-916 AT PAGE 35S. AND THE PRATEIRE IN INTEREST THERETO HAVE HEREROW NIDICATED THEIR ASSENT TO THIS PLAT OF SUBDIVISION. KATHERINE MAGRUDER VICE PRESIDENT OF LENDING SUNITA P. JOFFERION OWNER Surveyor's certificate JACOB M. GOODE PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 22109 LICENSE EXPRATION DATE: 10\20\205 I. THIS PROPERTY IS CURRENTLY ZONED R—200. THE PROPERTY WAS ORIGINALLY DEPLELOPED USING R—200 DENSITY CONTROL STANDAROS, RESUBDIVISION IS STRICTLY CONTROLLED. 3. ALL TERMS. CONDITIONS, AGREENELS, LUMITATIONS, AND REQUEREMENTS PASSOCIATED WITH ANY PRELIMBANCY PLAN, SITE PLAN, REQUERCE PLAN, OR OTHER PLAN, MINISTER, PLAN, PRELIMBANCE PLAN, PRESENTE, ADERGOR DET THE OTHER PLANS OF THE 6. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION PAPERVAL, CONFORMED IN SECTIONS 60.7,1 OF THE MONOTODISHEY COUNTY, SUBDIVISION REGULATIONS, BEING CHAPTIER SO OF THE COUNTY CODE. THIS PLAT WINNOLVES, THE COUNTY CODE. THIS PLAT WINNOLVES, THE COUNTY CODE. THIS PLAT SECTION SO.7.1.1. 4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESIRENCESHED AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE. APPROVED: 2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY. 5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP GQ 561. WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION ARLINGTON COMMUNITY FEDERAL CREDIT UNION MONTGOMERY PLAT SIGNATORY FOR SECRETARY—TREASURER OWNER'S CERTIFICATE NAME: TITLE: THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING MONTGOMERY COUNTY PLANNING BOARD DATE DATE DATE DATE M.N.C.P.& P.C. RECORD FILE NO. WITNESS WITNESS WITNESS DATE