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**Staff Report**  
**Mount Airy Planning Commission**  
**May 24, 2021**

**Amended Plat for Ridgeville Heights, Tract One & Second Tract – AP-19-0028**

Owner/Developer: Gosnell Properties, LLC  
c/o Steven Gosnell  
6162 Woodville Road  
Mount Airy, Maryland 21771

Engineer: VanMar Associates, INC.  
310 South Main Street  
Mount Airy, Maryland 21771

Site Location: 1106 South Main Street  
Mount Airy, Maryland 21771

Zoning: Residential Existing

Existing Use: Residential

Proposed Use: Residential

Total Area of site: Existing Tract One – (1.033 acers+/-), Second tract – (5/8 acer or 27,225 square feet +/-) (68,873 square feet or 1.5811 ac. both lots combined)

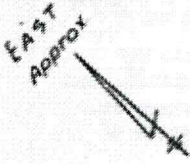
**Overview:**

At the request of the landowner, the developer/owner submits an amended plat, for approval, to relocate an existing recorded lot line previously recorded among the Land Records of Fredrick County, MD at deed liber 868, Folio 293 see attached.

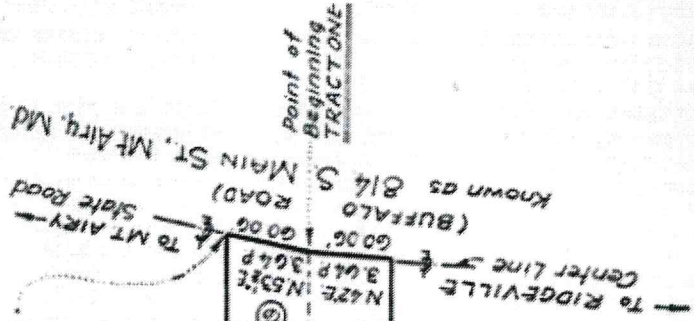
Residential landowners made this request since that the existing house was built over the two parcels of land which did not allow them to have full utilization of their lots. The relocation of the lot lines will allow the applicante to construct a new residential house on the amended first tract. Both the lots will be able to meet all the setback requirements.

**Staff Recommendations:**

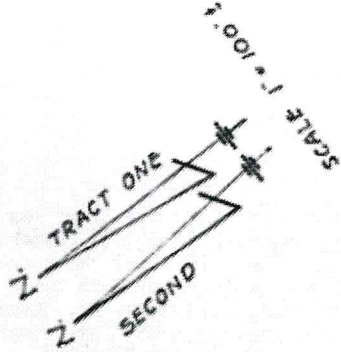
Staff recommends approval of the amended Plat Ridgeville Heights, Tract One & Second Tract AP-19-0028 provided that all Town and County Agency comments are addressed and SHA parcel is recorded with this Amended Plat.



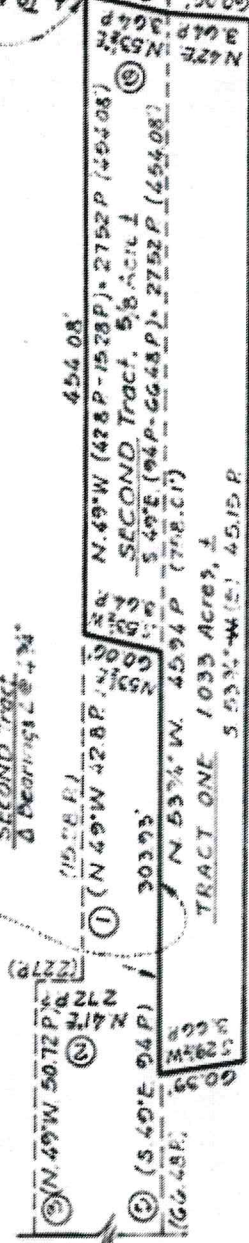
RIDGEVILLE HEIGHTS  
WOODVILLE DISTRICT  
FREDERICK COUNTY, MD  
TODD TO RUNKLES, Dec 22, 1905  
Point of Beginning, SECOND Tract.



Note:  
N 53 3/4° W TRACT ONE  
301.00' as S 49° E in  
SECOND Tract  
Δ bearing S 12° 43' W



Center line B & O E.R. (R/W)  
S 52 3/4° W  
60.00'



Deed HENDERSON TO CLAY  
Dated, June 14, 1955  
Recorded, June 27, 1955 @ 3:00 pm  
Frederick County Maryland  
LAND RECORDS - Liber 549, Folio 31C  
  
Property of Oliver Raymond Clay (10-5-71)  
as generally described in deeds of Record

Geo. J. Moorehead  
5915 Ipswich Rd.  
Bethesda, Md 20014