



## MEMORANDUM

DATE: February 22, 2024

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 7, 2024

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

**220221040 Bannockburn**

**220230340 Bloom Montgomery Village**

**220240170 The Gleaning**

**Plat Name: Bannockburn**

**Plat #: 220221040**

Location: Located on the south side of Selkirk Drive, 425 feet east of Nevis Road

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-200 zone; 2 lots

Owner: 6930 Selkirk Drive, LLC and Geert and Leslie Van Brandt

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

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
  2. additional lots are not created;
  3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
  4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
    - a. proposed lot line adjustment as a dashed line;
    - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
    - c. any minimum building setback that would be altered by the minor lot line adjustment; and
    - d. the amount of lot area affected by the minor lot line adjustment;
  5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.A. of the Subdivision Regulations and supports this minor subdivision record plat.

**NOTES**

- This property is served by public water and sewer systems only.
- The property that is the subject of this record plat is in the R-200 zone as of the date of plat recordation.
- IPS = Iron Pipe with Cap Set  
PPF = Pch Pipe Found  
CWP = Open Iron Pipe Found  
RBF = Rebar Found
- The property shown hereon is located on Tax Map GN942.
- The property shown hereon is located on W.S.S.C. 200-foot street 209NW07.
- This plat conforms to the requirements for minor subdivision approvals contained in Section 507.1.A of the Montgomery County Planning Board Regulations, as amended.
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plat, final plat, project, or other plan allowing development of this property shall apply to the plan, project, or other plan.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

**OWNERS' CERTIFICATE - PARTS OF LOTS 13 AND 14**

We, BNY Mellon, N.A., owners of a deed of trust dated October 26, 2018 and recorded November 14, 2018 in Book 98977 at Page 45, and a first amendment to the deed of trust dated August 18, 2020 and recorded November 11, 2023 in Book 67618 at Page 160, hereby consent to this plat of subdivision.

1/17/24 *Leslie Van Brandt* Witness  
Leslie Van Brandt  
Owner / Managing Member

1/17/24 *Scott R. Lutz* Director, BNY Mellon, N.A.  
Scott R. Lutz  
Director, BNY Mellon, N.A.

**OWNERS' CERTIFICATE - PARTS OF LOTS 13 AND 14**

We, Geert E. Van Brandt and Leslie A. Van Brandt, Co-Trustees of The Geert E. Van Brandt Revocable Trust, subject to the terms and conditions of the deed of trust dated August 18, 2020 and recorded November 11, 2023 in Book 67618 at Page 160, hereby consent to this plat of subdivision and establish the minimum building restriction lines.

1/17/24 *Leslie Van Brandt* Witness  
Leslie Van Brandt  
Co-Trustee

1/17/24 *Leslie Van Brandt* Witness  
Leslie Van Brandt  
Co-Trustee

**Department of Permitting Services**

Montgomery County, Maryland

Date: 2-13-2024

Approved: *John A. Sisk*  
Director

**The Maryland National Capital Park and Planning Commission**

Montgomery County Planning Board

Approved: \_\_\_\_\_  
Chair

Approved: \_\_\_\_\_  
Montgomery Pal Signatory for Secretary - Treasurer

M.N.C.P. & P.C. Record File No. \_\_\_\_\_

Recorded \_\_\_\_\_

Plat No. \_\_\_\_\_



10 South Bentz Street  
Frederick, Maryland 21701  
301-607-8031 office  
info@caseengineering.com  
www.caseengineering.com

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	CHD BEARING	DELTA
1	156.72'	337.43'	195.31'	N 4°10'52" W	26°36'30"
2	190.30'	337.43'	197.86'	N 1°58'49" W	3°25'34"
3	347.07'	337.43'	332.00'	N 52°10'41" W	69°22'17"



GRAPHIC SCALE  
1 INCH = 30 FEET

PLAT NO.



**VICINITY MAP**

SCALE: 1" = 200'

SELKIRK DRIVE  
(PER PLAT BOOK 23, PLAT 1459)

LOT 23  
41,472 S.F.

LOT 22  
44,235 S.F.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief; that it is a resubdivision of all of the lands conveyed by 6930 Selkirk Drive, LLC unto Geert E. Van Brandt and Leslie A. Van Brandt, Co-Trustees of The Geert E. Van Brandt Revocable Trust and Leslie A. Van Brandt and Geert E. Van Brandt, Co-Trustees of the Leslie A. Van Brandt Revocable Trust, as recorded in Book 67618 at Page 160, and all of the lands conveyed by Geert E. Van Brandt and Leslie A. Van Brandt, Co-Trustees of the Leslie A. Van Brandt Revocable Trust and Leslie A. Van Brandt and Geert E. Van Brandt, Co-Trustees of the Leslie A. Van Brandt Revocable Trust, as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland. I, Jeffrey A. Merkle, being duly sworn, do hereby certify that the lands shown hereon are the same as those shown hereon and that all of the lands shown hereon are in compliance with the Subdivision Regulations of Montgomery County, Maryland.

2/17/2024  
Jeffrey A. Merkle  
Professional Land Surveyor  
MD Reg. No. 21515  
Expiration Date: 07/13/2028



LOT 18, BLOCK 5  
BANNOCKBURN  
PLAT BOOK 23, PLAT 1464

6800 SERVICE DRIVE, LLC  
FORFEITRY PART OF LOT 16, BLOCK 5  
BANNOCKBURN  
PLAT BOOK 23, PLAT 1464

6800 SERVICE DRIVE, LLC  
FORFEITRY PART OF LOT 14, BLOCK 5  
BANNOCKBURN  
PLAT BOOK 23, PLAT 1464

6800 SERVICE DRIVE, LLC  
FORFEITRY PART OF LOT 14, BLOCK 5  
BANNOCKBURN  
PLAT BOOK 23, PLAT 1464

LOT 18, BLOCK 5  
BANNOCKBURN  
PLAT BOOK 23, PLAT 1464

LOT 18, BLOCK 5  
BANNOCKBURN  
PLAT BOOK 23, PLAT 1464