

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION


8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, [www.mncppc.org](http://www.mncppc.org)

**MCPB  
Item # 11  
10/27/05**

**MEMORANDUM**

**DATE:** October 21, 2005

**TO:** Montgomery County Planning Board

**FROM:** Catherine Conlon, Supervisor   
Development Review Division  
(301) 495-4542

**SUBJECT:** Informational Maps and Summary of Record Plat for the Planning Board  
Agenda for October 27, 2005

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Attached are staff recommendations and copies of plat drawings for record plats being presented for Planning Board conditional approval on October 27, 2005. All plats depict creation of lots through the minor subdivision process. As such, there are no associated preliminary or site plans.

**PLAT NO. 220060830**

National Chatauqua of Glen Echo

East side of Princeton Ave, approximately 200 feet south of Macarthur Blvd.

R-60 Zone, 1 Lot

Community Water, Community Sewer

Planning Area: Potomac

Frank Bell, Applicant

**Staff Recommendation:**

Pursuant to section 50-35A, the following minor subdivision plat is recommended for conditional approval subject to any applicable conditions of previous preliminary plan approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code as will be determined during detailed agency review of the record plats prior to signature.

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any consolidation applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for the two lots (previously known as lot 12 and part of a lot 11 recorded by deed on June 19, 1950) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (3) of the subdivision regulations and supports this minor subdivision record plat.

**NOTES**

- TOTAL AREA INCLUDED ON THIS PLAT IS 5,512.50 SQUARE FEET. TOTAL AREA OF PROPOSED LOT IS 5,512.50 SQUARE FEET.
- TOTAL AREA OF DEDICATION IS 0.00 SQUARE FEET.
- THE PROPERTY IS CURRENTLY ZONED R-80.
- THE PROPERTY IS SHOWN ON TAX MAP GH 341, AS LOT 12 AND PART OF 11, BLOCK 24, NATIONAL CHATAUQUA OF GLEN-ECHO, WSSC 2007 SHEET 208 NW 07
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO APPLY TO THIS PROPERTY. THE MONTGOMERY COUNTY PLANNING BOARD HAS REVIEWED THIS PLAT AND APPROVED THE PROPOSED PUBLIC UTILITY EASEMENT AS SHOWN ON THIS PLAT. THE PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-80 ZONE.
- IF/PS = IRON PIPE OR IRON PIN FOUND/SET
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PLAT CONFORMS TO THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO LOTS INTO ONE LOT, AS PROVIDED FOR IN SECTION 50-35A(O)(3).
- 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, OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.

11. THE EXISTING SINGLE FAMILY DWELLING ON THE LOT DEPICTED BY THIS RECORD PLAT CONFORMS TO THE REQUIREMENTS 50-8-5.3 OF THE MONTGOMERY COUNTY ZONING ORDINANCE. THE EXISTING DWELLING MAY BE ALTERED, RENOVATED OR REPLACED BY A NEW DWELLING BY APPLICANT. THE ZONING DEVELOPMENT STANDARDS IN EFFECT AT THE TIME OF THE ORIGINAL RECORD PLAT SHALL APPLY TO ANY SUCH ALTERATION. THE APPLICANT SHALL OBTAIN ALL NECESSARY OTHER LEGAL REQUIREMENTS IMPOSED BY OTHER GOVERNMENTAL AGENCIES FOR REVIEW AND APPROVAL OF RESIDENTIAL DEVELOPMENT.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RE-SUBDIVISION OF ALL THE LANDS CONVEYED BY THE ESTATE OF DAVID A. BIRNER UNTO FRANK BELL AND JOCELYN BELL RECORDED IN LIBER 30760 AT FOLIO 472 AND BEING ALL OF LOT 12 AND PART OF LOT 11, BLOCK 24 AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS NATIONAL CHATAUQUA OF GLEN-ECHO AS RECORDED IN PLAT BOOK 8 OF MONTGOMERY COUNTY, MARYLAND. THE PROPERTY OWNERS WANTED THIS RE-SUBDIVISION TO BE MADE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DAVID P. HOWAT  
 MD. PROFESSIONAL LAND SURVEYOR #21138  
 DATE 10/25/05

**OWNERS CERTIFICATION**

I, FRANK BELL AND JOCELYN BELL, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.  
 I FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.  
 THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THOSE LISTED BELOW.

FRANK BELL (OWNER) \_\_\_\_\_ WITNESS \_\_\_\_\_ DATE \_\_\_\_\_  
 JOCELYN BELL (OWNER) \_\_\_\_\_ WITNESS \_\_\_\_\_ DATE \_\_\_\_\_

Department of Permitting Services  
 Montgomery County, Maryland

Approved: \_\_\_\_\_  
 Director  
 The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board

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

Recorded \_\_\_\_\_  
 Plat Book \_\_\_\_\_  
 File No. \_\_\_\_\_

PLAT No.

PRINCETON AVENUE  
 (40' RIGHT OF WAY)

N: 474375.22  
 E: 1272323.07

N: 474310.04  
 E: 1272289.12

LOT 14  
 5,512.5 SQ. FT.

24

PARCEL 770  
 L: 14587 F: 208

N: 474340.57  
 E: 1272389.59

N: 474275.38  
 E: 1272355.63

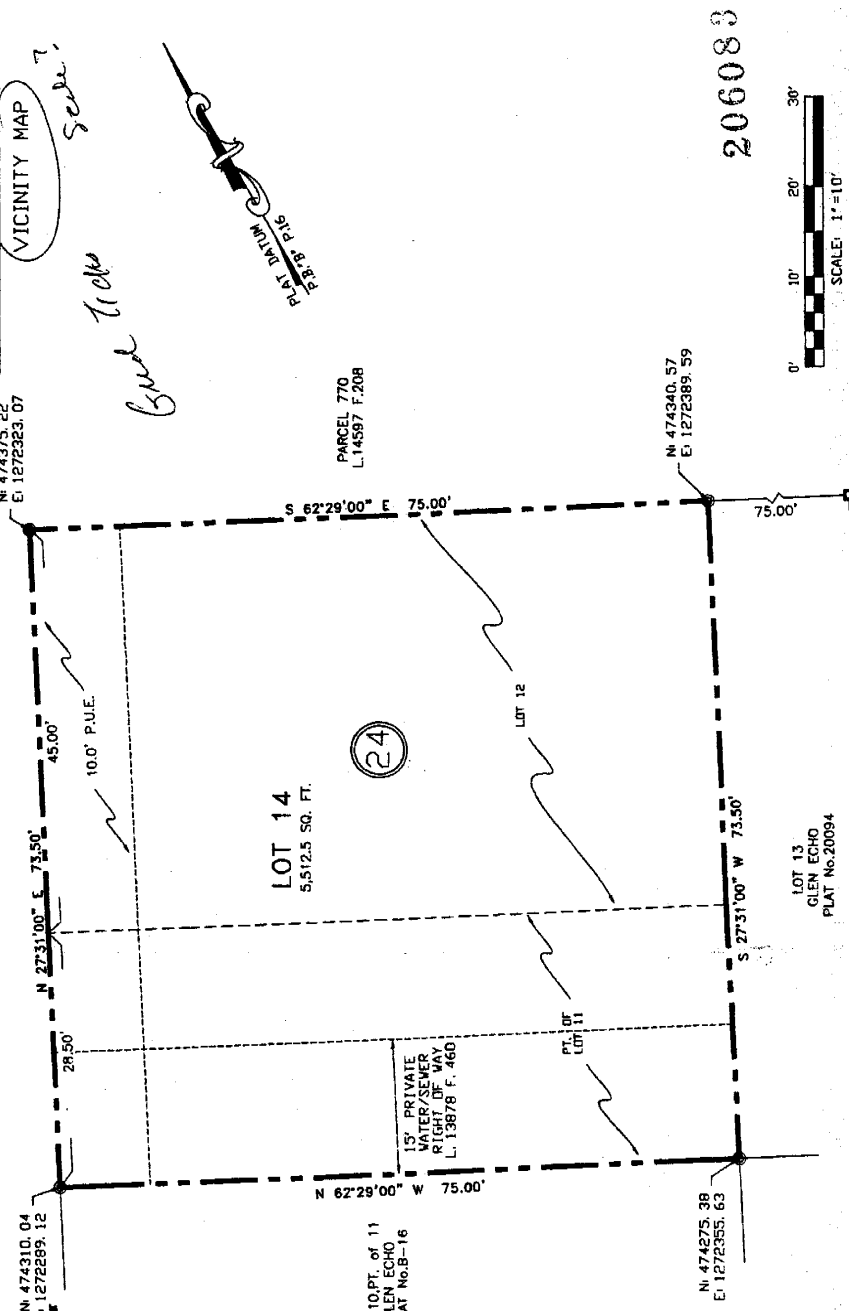
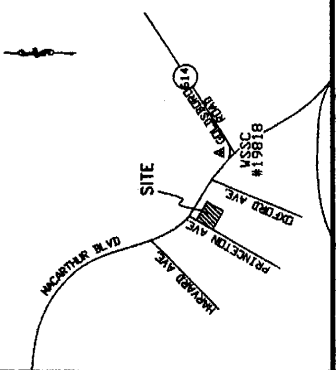
LOT 13  
 GLEN ECHO  
 PLAT No. 20094

SCALE: 1"=10'  
 0' 10' 20' 30'

206083

SUBDIVISION RECORD PLAT  
 NATIONAL CHATAUQUA  
 OF GLEN ECHO  
 LOT 14, BLOCK 24  
 A RESUBDIVISION OF  
 LOT 12 & PT. OF 11, BLOCK 24  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=10' OCTOBER 2005

POTOMAC VALLEY  
 SURVEYS  
 19960 FISHER AVENUE  
 P.O. BOX 627  
 POOLSVILLE, MARYLAND  
 301-348-5090



MON. FOUND (HELD)

**PLAT NO. 220060840**

Braemers Forest

South side of Leland Street, approximately 400 feet east of Brookville Road

R-60 Zone, 1 Lot

Community Water, Community Sewer

Planning Area: Bethesda-Chevy Chase

Kerry Scanlon, Applicant

**Staff Recommendation:**

Pursuant to section 50-35A, the following minor subdivision plat is recommended for conditional approval subject to any applicable conditions of previous preliminary plan approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code as will be determined during detailed agency review of the record plats prior to signature.

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- c. Any consolidation applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- d. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for the two lots (previously known as lot 4 and part of a lot 5 recorded by deed on June 2, 1954) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (3) of the subdivision regulations and supports this minor subdivision record plat.

**NOTES**

- TOTAL AREA INCLUDED ON THIS PLAT IS 16,671.4 SQUARE FEET. TOTAL AREA OF PROPOSED LOT IS 16,671.4 SQUARE FEET.
- TOTAL AREA OF DEDICATION IS 0.00 SQUARE FEET.
- THE PROPERTY IS CURRENTLY ZONED R-60.
- THE PROPERTY IS SHOWN ON TAX MAP HM 562, AS LOT 4 AND PART OF 5, BLOCK 2, BRAEMER FOREST, WSSC 2007 SHEET 209 NW 03.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY CITY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE, SHALL SURVIVE AND NOT BE EXTINGUISHED BY THIS PLAT UNLESS EXPRESSLY STATED BY THE PLAN AS APPROVED. *THE APPROVED PUBLIC UTILITY EASEMENT IS SUBJECT TO THE PLANNING BOARD'S AND THE AVAILABLE PUBLIC RECORDS ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE.*
- IFP/PS = IRON PIPE OR IRON PIN FOUND/SET
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PLAT CONFORMS TO THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE, IN CONSIDERATION OF ~~400-003-000-001~~ LOT 4 & PART OF LOT 5, BLOCK 2, BRAEMER FOREST, WSSC 2007 SHEET 209 NW 03.
- 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. THE SUBDIVISION RECORD PLAT IS INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO CORRECT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE EXISTING SINGLE FAMILY DWELLING ON THE LOT DEPICTED BY THIS RECORD PLAT CONFORMS TO THE REQUIREMENTS 49-9-3.3 OF THE MONTGOMERY COUNTY ZONING ORDINANCE. THE EXISTING DWELLING IS NOT TO BE REBUILT OR RECONSTRUCTED WITHOUT THE WELLING BY APPLICANT THE ZONING DEVELOPMENT STANDARDS IN EFFECT AT THE TIME OF THE WELLING (LOTS) RECONSTRUCTION. THIS PROVISION DOES NOT EXEMPT THE SUBJECT PROPERTY FROM MEETING ANY OTHER LEGAL REQUIREMENTS IMPOSED BY OTHER GOVERNMENTAL AGENCIES FOR REVIEW AND APPROVAL OF RESIDENTIAL DEVELOPMENT.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RE-SUBDIVISION OF ALL THE LANDS CONVEYED BY EILEEN M. GREENBAUM UNTO KERRY ALAN SCANLON IN LIBER 30245 AT FOLIO 112 AND BEING ALL OF LOT 4 AND PART OF LOT 5, BLOCK 2 AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS BRAEMER FOREST, WSSC 2007 SHEET 209 NW 03, MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNER MARKED THIS IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-23(C) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

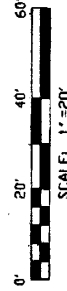
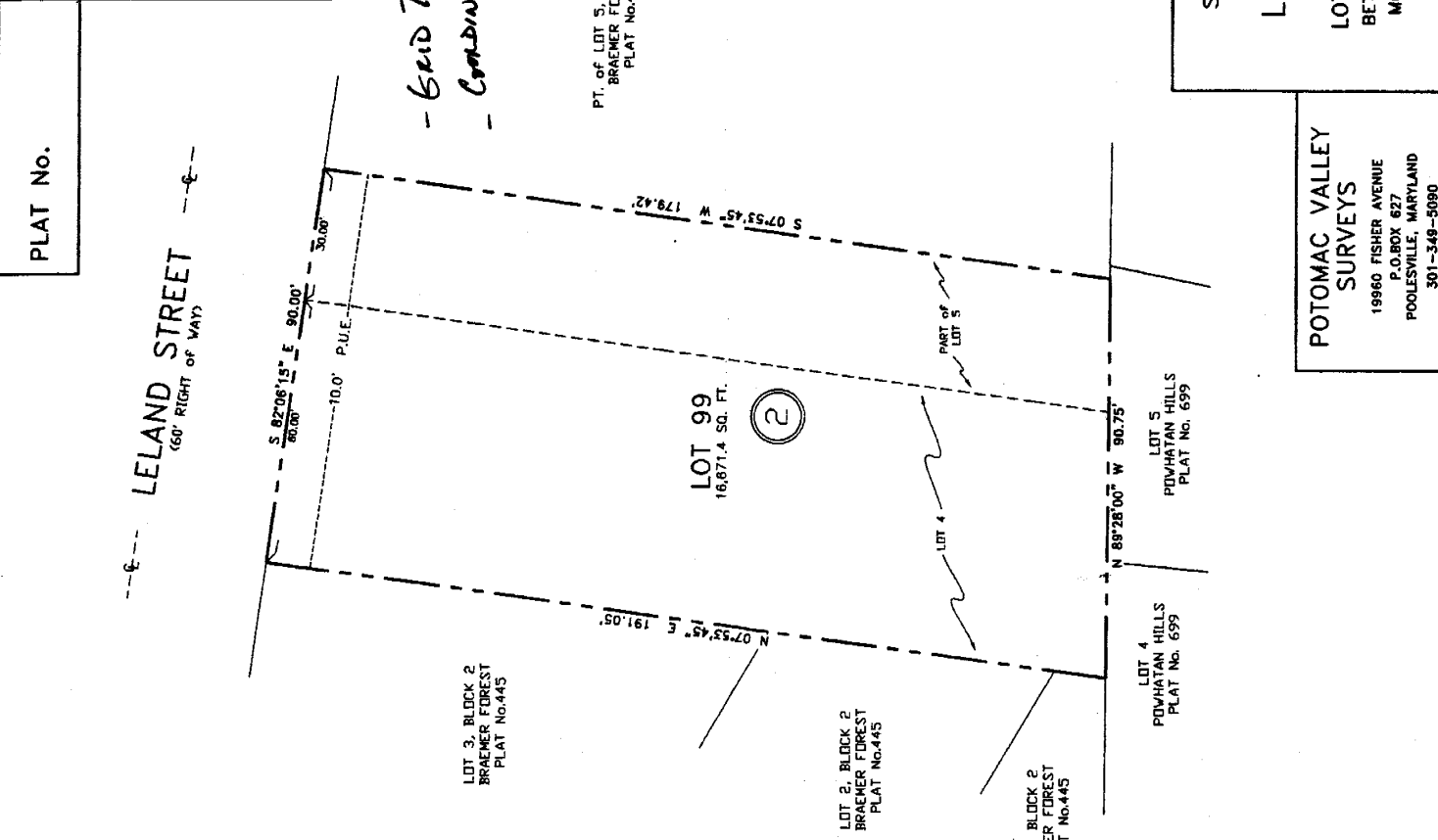
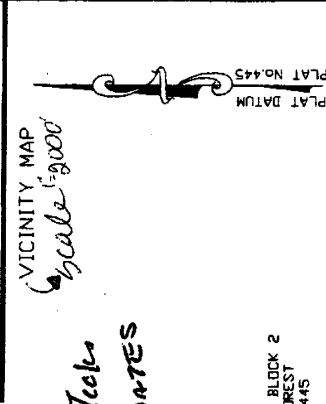
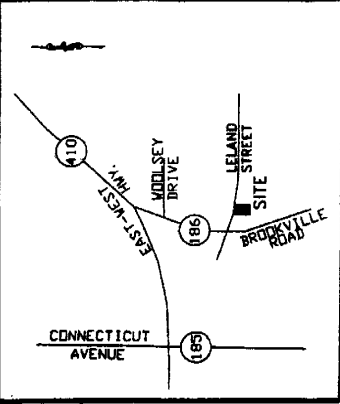
*DAVID P. MOWATT*  
 DAVID P. MOWATT  
 MD. PROFESSIONAL LAND SURVEYOR #21136  
 DATE 10/14/15

**OWNERS CERTIFICATION**

I, KERRY ALAN SCANLON, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.  
 I FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.  
 THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THOSE LISTED BELOW.

KERRY ALAN SCANLON (OWNER) \_\_\_\_\_ WITNESS \_\_\_\_\_ DATE \_\_\_\_\_

Department of Permitting Services  
 Montgomery County, Maryland  
 Date: \_\_\_\_\_  
 Approved: \_\_\_\_\_ Director  
 The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board  
 Approved: \_\_\_\_\_  
 Date: \_\_\_\_\_ Chairman  
 \_\_\_\_\_ Asst. Secretary/Treasurer  
 M.N.C.P. & P.C. Record File No. \_\_\_\_\_  
 Recorded \_\_\_\_\_  
 Plat Book \_\_\_\_\_  
 Plat No. \_\_\_\_\_



206084

SUBDIVISION RECORD PLAT  
 BRAEMER FOREST  
 LOT 99, BLOCK 2  
 A RESUBDIVISION OF  
 LOT 4 & PT. OF 5, BLOCK 2  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=20' OCTOBER 2005

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