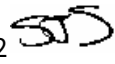


**MEMORANDUM**

DATE: November 12, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522 SUBJECT: Item No. 2 – Additional Record Plat for the Planning Board  
Agenda for November 21, 2024

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In addition to the record plat previously listed in a memorandum dated November 7, 2024, the following record plat is also recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Included herein is the informational summary and copies of plan drawings for the record plat.

**220250200 Silver Spring Music Hall**

**Plat Name: Silver Spring Music Hall**

**Plat #: 220250200**

Location: Located on the east side of Georgia Avenue (MD 97), 275 feet north of Colesville Road (US 29)

Master Plan: Silver Spring Downtown and Adjacent Communities Plan

Plat Details: CR zone; 2 lots

Owner: LDG Inc.

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

- D. Subdivision to reflect ownership. A recorded lot approved for a commercial, industrial, or multi-unit residential use may be resubdivided to create or delete an internal lot to reflect a change in ownership, deed, mortgage, or lease line if:
1. all conditions of approval for the original subdivision that created the lot remain in effect;
  2. the total maximum number of trips generated on all new lots created will not exceed the number of trips approved for the lot in the original subdivision;
  3. all land in the original subdivision lot is included in the plat; and
  4. all necessary code requirements of Chapters 8, 19, and 22 are met and any necessary cross easements, covenants, or other deed restrictions necessary to implement all the conditions of approval on the lot in the original subdivision are executed before recording the plat.

This minor subdivision application proposes to shift an internal lot line amongst two existing recorded lots to facilitate an imminent conveyance and the construction of a parking facility to be located on Lot 5 in accordance with Mandatory Referral No. MR2024011. Staff notes that as of this writing the attached plat has not been signed by the MCDPS Director, however staff will assure that such approval has been obtained prior to requesting the Chair's signature. Staff recommends approval of the subdivision record plat.

