



MEMORANDUM

DATE: December 12, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4577 *SSS*
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178 *JEB*

SUBJECT: Item No. 2 – Additional Record Plats for the Planning Board
Agenda for December 19, 2024

In addition to the record plats previously listed in a memorandum dated December 10, 2024, the following record plats are 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.

220230520 Potomac Hills, Section 1

220241130 thru 220241150 Glen Vista

Plat Name: Potomac Hills, Section 1

Plat #: 220230520

Location: Located on the west side of Falls Road (MD 189), 275 feet south of the intersection with Woodford Road

Master Plan: 2002 Potomac Sub-Region Master Plan

Plat Details: R-200 zone; 1 lot

Owner: RAM Holdings, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2.** of the Subdivision Regulations; which state:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
 - a. any conditions applicable to the original subdivision remain in effect;
 - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
 - c. all required right-of-way dedication is provided.
 2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
 - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
 - b. any conditions applicable to the existing lot remain in effect on the new lot;
 - c. any required road dedication is provided; and
 - d. the existing platted lot was not identified as an outlot on a plat.

This minor subdivision application proposes to consolidate two parts of lots into a recorded lot to facilitate the issuance of a building permit upon the property. With this action, an underlying lot line will be eliminated; 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.C.2. and recommends approval of the subdivision record plat.

