



MEMORANDUM

DATE: April 3, 2025

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 April 17, 2025

The following record plats are recommended for APPROVAL in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations, along with any conditions for the completion of administrative items that may remain outstanding, and copies of plan drawings for the record plat. The following plats are included:

220250530 Westwood Square

Plat Name: Westwood Square

Plat #: 220250530

Location: Located on the west side of Zenith Overlook, 500 feet west of Westbard Avenue

Master Plan: Westbard Sector Plan

Plat Details: CRT zone; 1 lot & 1 parcel

Owner: Westwood Associates, LLC

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

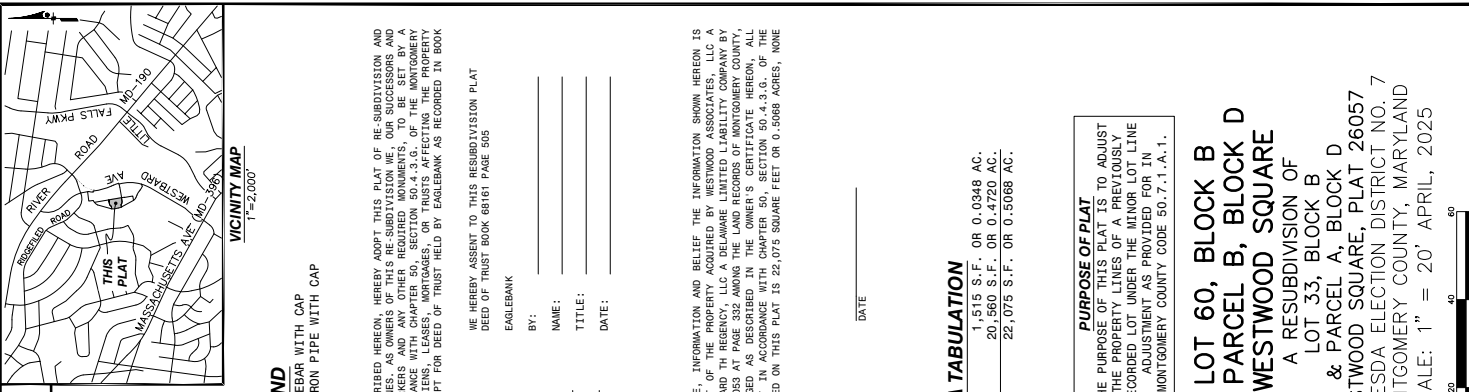
- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
 2. additional lots are 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.

This minor subdivision application proposes to adjust the front lot line of the end unit of a stick townhouse lots to accommodate the townhouse on the lot and maintain compliance with the required setback from an adjacent property line. The proposed adjustment with the private road parcel has no impact on the as-built appearance, nor function of the private road travel way. Staff

concludes that the proposed subdivision complies with the requirements of Section 50.7.1.A. and recommends plat approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above item staff will forward the plat to the Chair for signature.



PLAT No.

LEGEND
 RBC - REBAR WITH CAP
 IPC - IRON PIPE WITH CAP

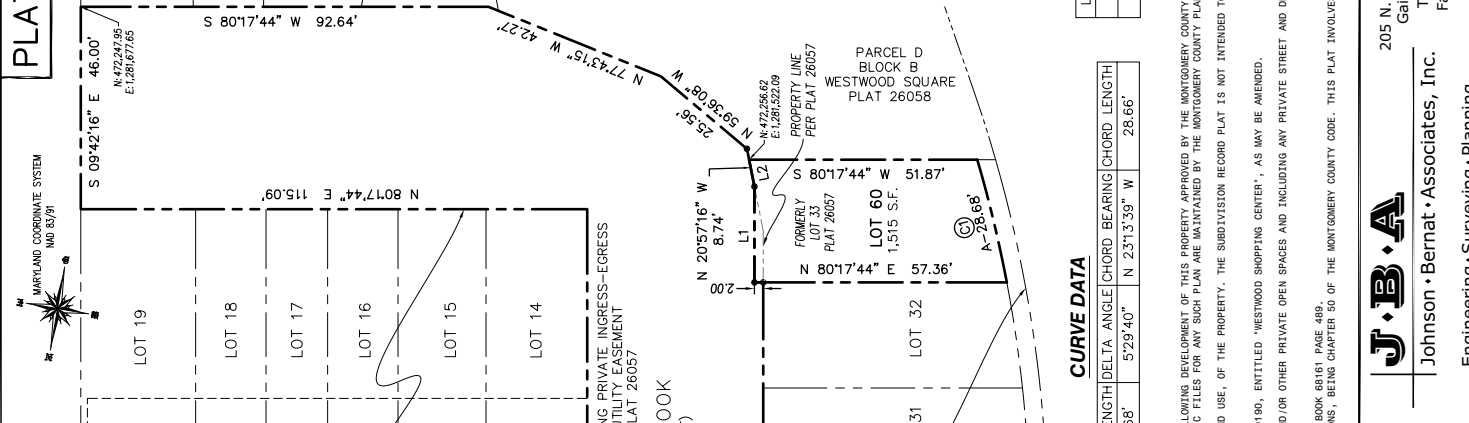
OWNER'S CERTIFICATE
 WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF RE-SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AS OWNERS OF THIS RE-SUBDIVISION WE, OUR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO RECORD THIS PLAN OF RE-SUBDIVISION WITH THE MONTGOMERY COUNTY PLANNING BOARD AND REGISTERED LANDLORDS AND SURVEYOR IN ACCORDANCE WITH CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THERE ARE NO UNRECORDED SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF RE-SUBDIVISION, EXCEPT FOR DEED OF TRUST HELD BY EAGLEBANK AS RECORDED IN BOOK 68161 AT PAGE 508.

WESTWOOD ASSOCIATES, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY
 BY: NW MANAGER LLC,
 A MARYLAND LIMITED LIABILITY COMPANY,
 ITS MANAGER
 NAME: _____
 TITLE: _____
 DATE: _____

WESTWOOD ASSOCIATES, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY
 BY: _____
 NAME: _____
 TITLE: _____
 DATE: _____

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY WESTWOOD ASSOCIATES, LLC A DELAWARE LIMITED LIABILITY COMPANY FROM WESTBARD TH REGENCY, LLC A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF TRUST BOOK 68161 PAGE 508 AS RECORDED IN THE MONTGOMERY COUNTY RECORDS AT BOOK 68161 PAGE 508. I HAVE BEEN ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THIS _____ WILL BE SET IN ACCORDANCE WITH CHAPTER 50, SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAN IS 22,075 SQUARE FEET OR 0.5068 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

ZONA S. BERKAT
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21183
 EXPIRES 06/20/2026
 DATE: _____



AREA TABULATION

LOT 60	1,515 S.F. OR 0.0348 AC.
PARCEL B	20,560 S.F. OR 0.4720 AC.
TOTAL BY THIS PLAT	22,075 S.F. OR 0.5068 AC.

LINE DATA

LINE	BEARING	DISTANCE
L1	S 09°42'16" E	21.77'
L2	S 20°57'16" E	6.22'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	299.03'	28.68'	5°29'40"	N 23°13'39" W	28.66'

NOTES

1. THE PROPERTY SHOWN HEREON IS ZONED CRT-2.01, C-0.75, R-1.25, H-60'.
2. HORIZONTAL DATUM IS BASED ON NAD 83/91.
3. THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS, ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND INTENDED TO SURVIVE AND NOT TO BE EXTINGUISHED BY THE RECORDATION OF THIS PLAN UNLESS EXPRESSLY CONTRADICTED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF THE RECORDS OF THE MONTGOMERY COUNTY RECORDS.
5. THIS PROPERTY IS SUBJECT TO ALL APPLICABLE WATER SERVICE REGULATIONS AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 120170710 AND SITE PLAN NO. 820180190, ENTITLED "WESTWOOD SHOPPING CENTER", AS MAY BE AMENDED.
6. THE PARCELS AND LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 120170710 AND SITE PLAN NO. 820180190, ENTITLED "WESTWOOD SHOPPING CENTER", AS MAY BE AMENDED.
7. TAX MAP LOCATION HM123; MISC 200 SHEET NUMBER 209W04 & 209N05
8. THE PROPERTY INCLUDED ON THIS PLAN IS SUBJECT TO A "DECLARATION OF RESTRICTIVE COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 28045 PAGE 578.
9. THE PROPERTY SHOWN HEREON IS SUBJECT TO COMMON OPEN SPACE COVENANT RECORDED AMONG THE MONTGOMERY COUNTY LAND RECORDS AT BOOK 28045 PAGE 578.
10. THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF DEFERRED WATER AND SEWER CHARGES RECORDED AMONG THE MONTGOMERY COUNTY LAND RECORDS AT BOOK 68161 PAGE 489.
11. THIS PLAN CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.7 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAN INVOLVES A MINOR LOT LINE ADJUSTMENT BETWEEN LOT 60 AND PARCEL B, BLOCK B, AS PROVIDED FOR IN SECTION 50.7.1.A.1.

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR: _____

CHAIR: _____

MONTEGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

APPROVED: _____

DATE: _____

Plat No.: _____

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

APPROVED: _____

DATE: _____

Plat No.: _____

JOHNSON • BERNAT • ASSOCIATES, INC.
 Engineering • Surveying • Planning

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