



MEMORANDUM

DATE: October 9, 2025

TO: Montgomery County Planning Board

FROM: Stephen Smith, West County Planning Division (301)-495-4522 
Jay Beatty, West County Planning Division (301)-495-2178 

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for October 23, 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:

220250730 Chevy Chase, Section 4

220250810 Denit Estates

220260030 West Chevy Chase Heights

Plat Name: Chevy Chase, Section 4

Plat #: 220250730

Location: Located in the northwest quadrant of the intersection of Ridgewood Avenue and Pine Place

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: 7100 Ridgewood 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 a lot and a part of a lot into a recorded lot in order 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 plat.

NOTES

- This property is served by public water and sewer services only.
- This plat is a record plat and is subject to the R-40 zone as of the date of plat.
- IPS = Iron Pin with Cap Set
OIPF = Open Iron Pipe Found
RCF = Rebar and Cap Found
- The property shown herein is located on Tax Map HK342.
- This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number 2403CH45SD, flood zone "X".
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property are hereby accepted and agreed to by the owner and the Planning Board. 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.
- This plat conforms to the requirements for minor subdivision approvals contained in Section 507 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code, and the consolidation of a lot and a part of a lot into a lot as provided for in Section 407.1.C.2.
- 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.
- This property is subject to a Forest Conservation Exemption Plan No. 42025188E.

OWNER'S CERTIFICATE

We, 7100 Ridgewood LLC, owners of the property shown and described herein, hereby adopt this plat of subdivision and establish the minimum building restriction lines.

We further grant a 10-foot Public Utility Easement, shown herein as "10' P.U.E." to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easement" recorded in Liber 3854 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 herein, except as indicated below.

9/18/2025 *Julio Fernandez* President
Date *Julio Fernandez* Witness
9/18/2025 *Charles Gorman* Vice President
Date *Charles Gorman* Witness

We, Presidential Bank, FSB, owners of a deed of trust dated April 10, 2025 and recorded May 27, 2025 in Book 88208 at Page 389 hereby consent to the plat of subdivision.

Department of Permitting Services
Montgomery County, Maryland

Date: 10-2-2025
Approved: *Julio Fernandez* Director

PLAT TABULATION

Number of Lots	1
Area of Lot(s)	8,750 sq. ft.
Area of Parcel(s)	0 sq. ft.
Area of Street Dedication	0 sq. ft.
Total Area	8,750 sq. ft. (0.20 Acres)

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____ Chair
Montgomery Plat Signatory
for Secretary - Treasurer

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

Recorded
Plat No.



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DATE: _____
PLAT BOOK 2, PLAT 109



SUBDIVISION RECORD PLAT
LOT 34, BLOCK 14

CHEVY CHASE, SECTION 4

A RESUBDIVISION OF LOT 23 AND PART OF LOT 22, BLOCK 14

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' SEPTEMBER, 2025

RIDGEWOOD AVENUE
(50' RIGHT-OF-WAY)
(PER PLAT BOOK 2, PLAT 104 & 109)



SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown herein is correct to the best of my knowledge and belief; that it is a resubdivision of all of the lands conveyed by Rosanne Olivia Goodman unto 7100 Ridgewood LLC, by a deed dated April 10, 2025 and recorded May 27, 2025 in Book 88208 at Page 389, also being a resubdivision of Lot 23 and Part of Lot 22, Block 14, Chevy Chase, Section 4, as recorded in Plat Book 2, Plat 108, and that the plat shown herein is a true and correct copy of the original plat involved in this plat is 8,750 square feet, none of which is dedicated to public use, and that all property corners marked thus — are in place as shown herein in accordance with Section 50.4.3.g of the Subdivision Regulations of Montgomery County, Maryland.

9/10/2025 *Julio Fernandez*
Date *Julio Fernandez*
Professional Land Surveyor
MD Reg. No. 21615
Expiration Date: 07/13/2027

PLAT No.



VICINITY MAP
SCALE: 1" = 2000'

