

MEMORANDUM

DATE: November 25, 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 December 11, 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:

220260200 **Ayrlawn**

Plat Name: Ayrilawn
Plat #: 220260200

Location: Located on the north side of Henning Street, 150 feet east of Ewing Drive
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Brett Coughlin

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 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.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY SUBDIVISION REGULATION, CHAPTER 50.4.3.G OF THE CODE OF MONTGOMERY COUNTY, MARYLAND, AS SOLE OWNER, BY DEED DATED SEPTEMBER 23, 2019 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 58331 AT PAGE 93.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS "O"— WILL BE SET IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 7,437 SQUARE FEET OR 0.1707 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE _____ JACOB M. GOODE
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 22109
LICENSE EXPIRATION DATE: 10/20/2026

NOTES

1. THIS PROPERTY IS CURRENTLY ZONED R-60.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE PRELIMINARY PLAT SITE PLAN, PROJECT PLAT AND OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP GP561.
6. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVED IN SECTION 50.7.1.C.2 OF THE CODE OF MONTGOMERY COUNTY SUBDIVISION REGULATION, CHAPTER OF THE CODE OF MONTGOMERY COUNTY INVOLVES CONSOLIDATION OF A LOT AND A PART OF A LOT INTO ONE LOT, AS PROVIDED FOR IN SECTION 50.7.1.C.2.

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH MINIMUM BUILDING RESTRICTION LINES.

FURTHER, I GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 5738 FOLIO 650, LOT 10, BLOCK 18, AYRLAWN PLAT 2084, MONTGOMERY COUNTY MARYLAND, PUBLIC UTILITY EASEMENTS DESIGNATED HEREON AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

FURTHER, I AS THE OWNER OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR A DEED OF TRUST RECORDED AMONG THE AFORESAID LAND RECORDS IN BOOK 58331 AT PAGE 100, AND THE PARTIES IN INTEREST THERETO HAVE HEREON INDICATED THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

BRETT G. COUGHLIN DATE _____ WITNESS _____

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR HOME SAVINGS & TRUST MORTGAGE, ITS SUCCESSORS AND ASSIGNS.

NAME: _____ DATE _____ WITNESS _____
TITLE: _____

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

CHAIR _____ MONTGOMERY PLAT SIGNATORY
FOR SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: _____

DIRECTOR _____

DATE: _____
PLAT NO. _____

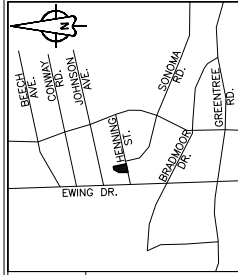
INFORMATION/APPROVAL CHART

TAX MAP	GP561
WSSC GRID #	211NW06
ZONING	R-60
FC EXEMPTION #	42026018E

AREA TABULATION

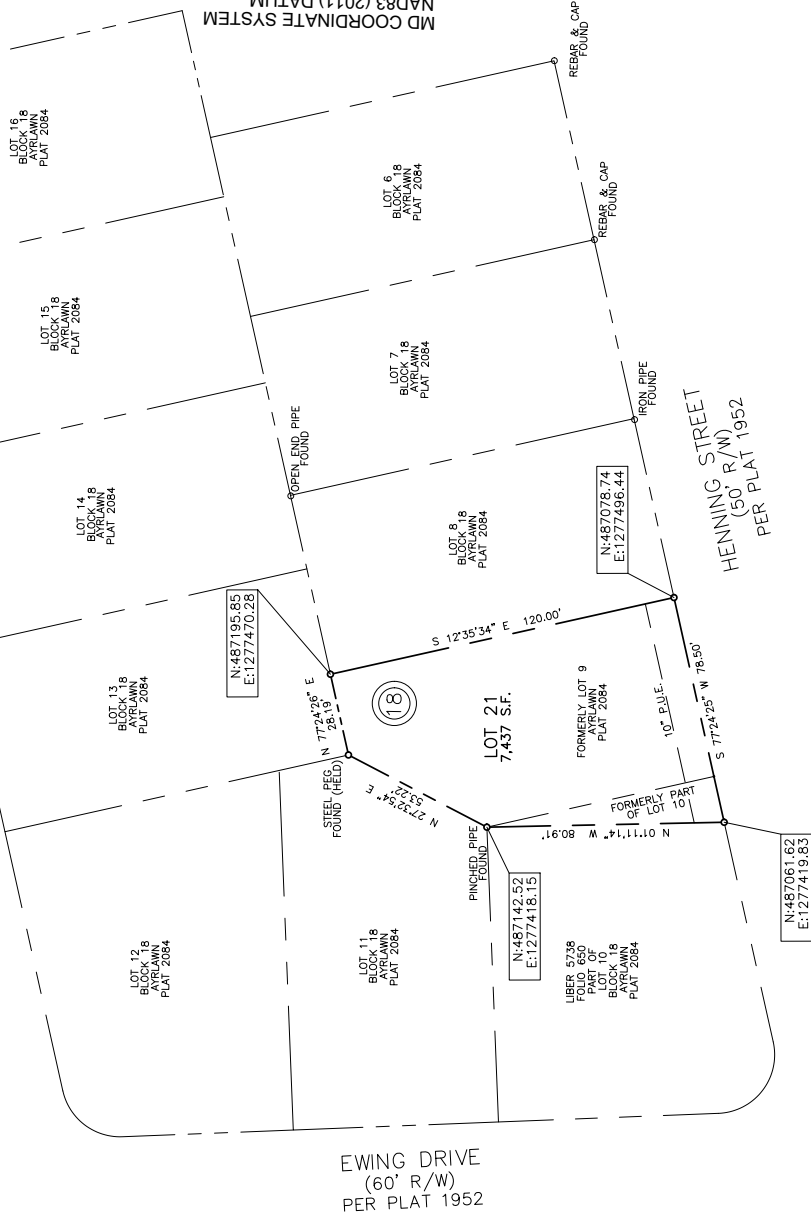
AREA OF LOT 7,437 S.F.
AREA OF STREET DEDICATION 0
TOTAL PLAT AREA 7,437 S.F.

PLAT NO.



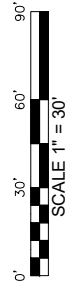
VICINITY MAP
SCALE 1"=500'

MD COORDINATE SYSTEM
NAD83 (2011) DATUM



SUBDIVISION RECORD PLAT
LOT 21, BLOCK 18
AYRLAWN
A RESUBDIVISION OF
LOT 9 & PART OF LOT 10, BLOCK 18
ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' AUGUST, 2025

GOODE SURVEYS, LLC
LAND SURVEYORS
P.O. BOX 599
DAMASCUS, MARYLAND 20872
PHONE: (301) 368-3700
FAX: (301) 368-3703



SCALE 1" = 30'