



MEMORANDUM

DATE: March 13, 2026

TO: Montgomery County Planning Board

FROM: Jay Beatty, West County Planning Division (301)-495-2178 *JCB*
Jonathan Jones, West County Planning Division (301)-495-4516 *JJ*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for March 26, 2026

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:

220260270 Chevy Chase, Section 4

220260490 Country Club Village

Plat Name: Chevy Chase, Section 4

Plat #: 220260270

Location: Located on south side of Underwood Street, 400 feet west of Connecticut Avenue (MD 185)

Master Plan Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: 3910 Underwood, LLC

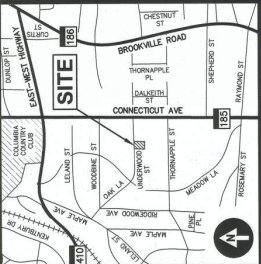
Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2.** of the Subdivision Regulations, which state:

- 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 part of lot containing an existing house with another part of 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:

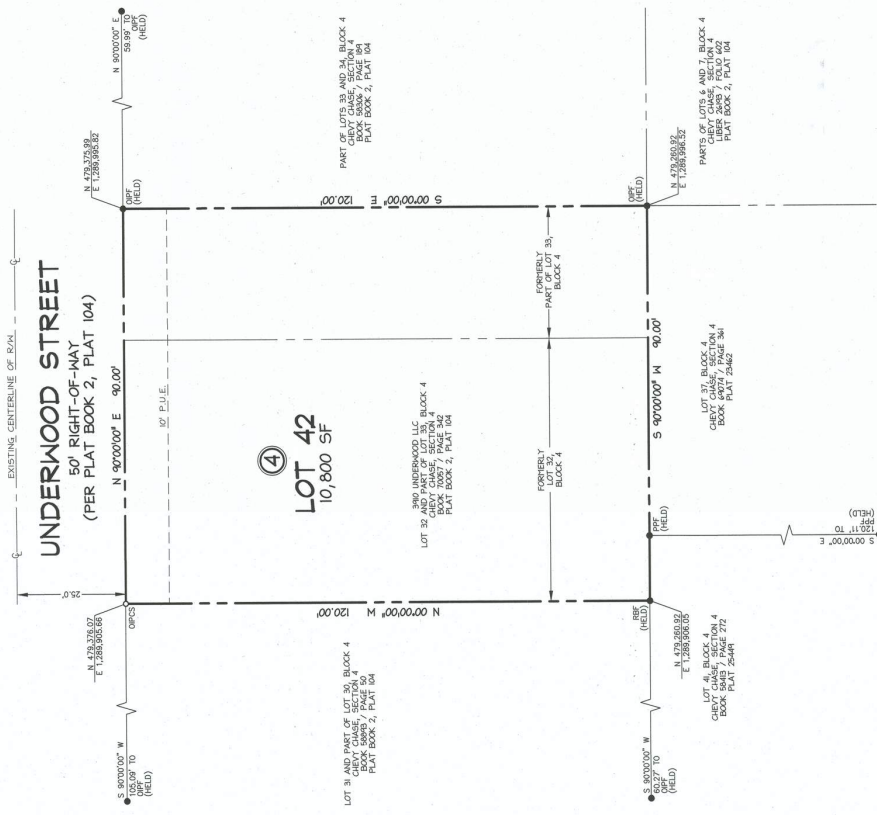
Applicant to submit plat mylar containing all necessary signatures.

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



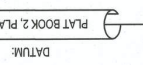
VICINITY MAP
SCALE: 1" = 200'

PLAT No.



INFORMATION CHART

TAX MAP	HR-42
MSSC GRID #	209N/04
ZONE	R-60
FCE FILE No.	4224073E



- NOTES**
- This property is covered by public water and sewer services only.
 - RF = Rebar Pipe; FCS = Fire Clay Soil; OPCS = Open Iron Pipe Found; RBF = Rebar Found
 - This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number 240310465D, flood zone "X".
 - All terms, conditions, agreements, limitations, and requirements associated with any deed, mortgage, easement, or other instrument recorded in the Public Records of Montgomery County shall remain in full force and effect unless specifically modified by this plat. 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 established in Section 50.1.1.C.2 of the Montgomery County Code. This plat involves the consolidation of a lot and a part of a lot into a lot, as provided for in Section 50.1.1.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.

OWNERS' CERTIFICATE

We, 3910 Underwood 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 Easements", as recorded in Liber 3824 at Folio 457 among the Land Records of Montgomery County, Maryland, and all other covenants, conditions, mortgages, or trusts affecting the property shown herein, except as indicated below.

Date: 3-6-26
 Title: Michelle Formanides
 Position: President
 Witness: Erin Becht

Date: 3-6-26
 Name: Charles Gorman
 Position: Vice President
 Witness: CSA

SURVEYOR'S CERTIFICATE

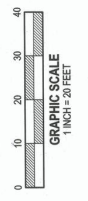
I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief, that it is a resubdivision of all of the lands conveyed by Franklin G. Miller and Maria S. Miller, Trustees of the Franklin G. Miller Revocable Trust, to Jeffrey Allen Hammond, recorded January 21, 2026 in Book 7057 at Page 342, also being a resubdivision of Lot 32 and Part of Lot 33, Block 4, Chevy Chase, Section 4, as recorded in Plat Book 2, Plat 104, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 10,800 square feet, none of which is dedicated to public use, and that the property shown hereon is not subject to any other recorded subdivision or easement with Section 50.1.3.9 of the Subdivision Regulations of Montgomery County, Maryland.

Date: 3/10/2026
 Name: Jeffrey Allen Hammond
 Title: Professional Land Surveyor
 License No.: MD Reg. No. 21515
 Expiration Date: 07/13/2027



SUBDIVISION RECORD PLAT
LOT 42, BLOCK 4
CHEVY CHASE, SECTION 4
 A RESUBDIVISION OF LOT 32 AND PART OF LOT 33, BLOCK 4

BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' FEBRUARY, 2026



PLAT TABULATION

Number of Lots	2
Area of Lots	10,800 sq. ft.
Area of Parcels	0 sq. ft.
Area of Street Dedication	0 sq. ft.
Total Area	10,800 sq. ft. (0.248 Acres)

Department of Permitting Services
 Montgomery County, Maryland

Date: _____
 Approver: _____ Director

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.

10 South Bentz Street
 Frederick, Maryland 21701
 301-607-5037 office
 www.casengineering.com
 info@casengineering.com

