





## MEMORANDUM

DATE: April 24, 2026

TO: Montgomery County Planning Board

FROM: Stephen Smith, West County Planning Division (301)-495-4522   
Jonathan Jones, West County Planning Division (301)-495-4516 

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for May 7, 2026

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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:

**220260700 West Chevy Chase Heights**

**Plat Name:** West Chevy Chase Heights

**Plat #:** 220260700

**Location:** Located on the south side of Maple Avenue, 250 feet west of Lynbrook Drive

**Master Plan:** Bethesda - Chevy Chase Master Plan

**Plat Details:** R-60 zone; 1 lot

**Owner:** Douglas Construction Group, LLC

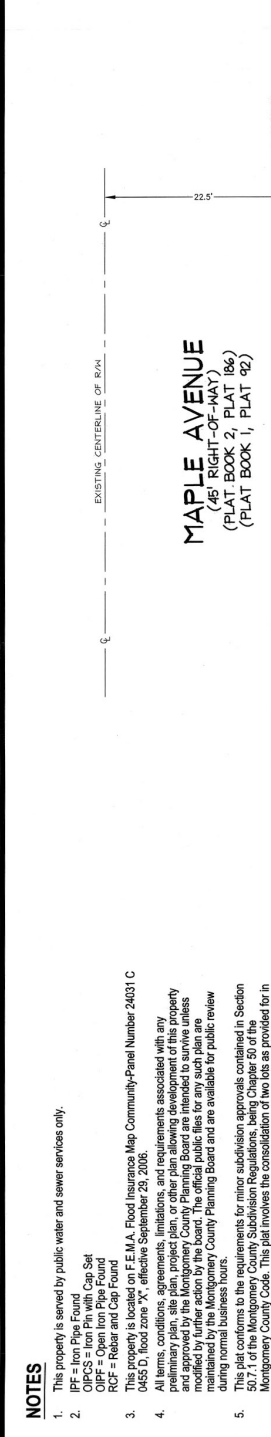
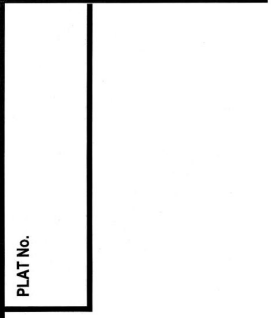
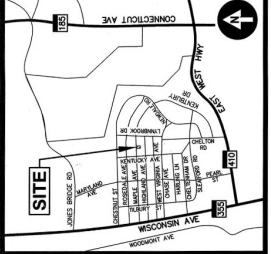
Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.1.** of the Subdivision Regulations, which states:

- 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 existing lots 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.1. 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.



**NOTES**

- The property is served by public water and sewer services only.
- Iron Pipe Found
- OPFS = Open Iron Pipe Found
- ROF = Rebar and Cap Found
- This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number 24031 C 0455 D, flood zone "X", effective September 29, 2006.
- 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 incorporated by reference into this plat. The official public files for any such plan as maintained by the Montgomery County Planning Board are available for public review during normal business hours.
- This plat conforms to the requirements for minor subdivision approvals contained in Section 50-7.1 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of two lots as provided for in the Montgomery County Code.
- The 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.

**INFORMATION CHART**

TAX MAP	H1343
MSSC GRID #	Z10N-04
ZONE	R-60
FCE FILE No.	4220634E

**OWNERS' CERTIFICATE**

We, Douglas Construction Group, LLC, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.

We further grant a 10-foot Public Utility Easement, shown hereon 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 3084 at Page 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 hereon, except as indicated below.

**DATE** 4/11/2026  
**MANAGING MEMBER** Douglas Morrison  
**WITNESS** Sam Miller

**DATE** 4/11/2026  
**WITNESS** Daniel Rennie

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