



MEMORANDUM

DATE: May 1, 2026

TO: Montgomery County Planning Board

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

SS
JCB

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for May 14, 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:

220250450 Glen Echo Heights

220260320 Montgomery County Business Center

Plat Name: Glen Echo Heights
Plat #: 220250450

Location: Located on the west side of Walhonding Road, 650 feet north of Scioto Road
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-90 zone; 2 lots
Owner: Thomas Barrett III

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 record lots and their respective adjoining abandoned right of way parcels into recorded lots in order to facilitate the issuance of a building permit upon Lot 90, 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.

