



MEMORANDUM

DATE: May 14, 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 28, 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:

220250720 River Road Estates

220260640 Woodside Park

Plat Name: River Road Estates

Plat #: 220250720

Location: Located in the southwest quadrant of the intersection of Meriden Road and Persimmon Tree Road

Master Plan: Potomac Subregion 2002 Master Plan

Plat Details: R-200 zone; 2 lots

Owner: Alexander and Mary Barth

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

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
 2. additional lots are not created;
 3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
 4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
 - a. proposed lot line adjustment as a dashed line;
 - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
 - c. any minimum building setback that would be altered by the minor lot line adjustment; and
 - d. the amount of lot area affected by the minor lot line adjustment;
 5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

This minor subdivision application proposes a small adjustment of the common lot line of two record lots presently owned in common. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.A. 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.

