

September 15, 2025

SUBJECT: CCCFH Written Testimony to Amend SRA 25-02

Dear Council President Stewart, Vice President Jawando and Honorable Members of the Montgomery County Council:

The Citizens Coordinating Committee on Friendship Heights (CCCFH) represents 18 communities with 20,000 residents in southwest Montgomery County.

CCCFH urges the County Council to amend SRA 25-02 as follows:

1)*The County Council should reject any recommendations from the Planning Board or others to expand the eligibility of lots for upzoning beyond the terms stated in ZTA 25-02. This includes any "loopholes" to allow flag lots and/or through lots.* ZTA 25-02 prohibited the creation of flag lots and through lots so that upzoning would not penetrate neighborhood interiors, a crucial requirement that must be upheld.

2)*The County Council should limit lot consolidations to two adjacent lots and impose square footage caps related to underlying zoning.* These restrictions are necessary to reduce traffic, parking, environmental and infrastructure problems associated with upzoning and to achieve the Council's intent that upzoning under ZTA 25-02 remain compatible with surrounding single-family zones.

**R-60 Example: The dominant zoning in most CCCFH neighborhoods is R-60 (minimum zoned lot size of 6,000 square feet). The County Council should limit R-60 lot consolidations to two adjacent lots, and in no case should the total square footage of any R-60 two-lot consolidation for upzoning exceed 12,000 square feet.

3)*The County Council should limit the maximum lot coverage for properties eligible for upzoning to the limits for single family homes.* This provision is needed to ensure that upzoned properties remain compatible with the surrounding neighborhood, to preserve green space and tree canopy, and to minimize stormwater runoff.

4)*The County Council should require the inclusion of a citizens' advisory committee in the ZTA 25-02 decision-making process* to ensure transparency, community representation and accountability in the ongoing administration and evaluation of the statute. The official participation of a citizens' advisory committee is necessary to provide meaningful input from affected communities.

Thank you for your service and for your consideration of these comments.

Sincerely,
The CCCFH Board
cccfhmd@gmail.com

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