

From: David Johnson [REDACTED]
Subject: Subdivision Regulation Amendment (SRA) to ZTA 25-02
Date: September 14, 2025 at 2:08 PM



To: councilmember.sayles@montgomerycountymd.gov, councilmember.albornoz@montgomerycountymd.gov, Councilmember Marilyn Balcombe Councilmember.Balcombe@montgomerycountymd.gov, councilmember.fani-gonzalez@montgomerycountymd.gov, Councilmember.Friedson@montgomerycountymd.gov, Councilmember.Jawando@montgomerycountymd.gov, councilmember.katz@montgomerycountymd.gov, councilmember.luedtke@montgomerycountymd.gov, Glass's Office, Councilmember Councilmember.Glass@montgomerycountymd.gov, councilmember.mink@montgomerycountymd.gov

Dear Councilmembers:

Thank you for your efforts on behalf of the citizens of Montgomery County in finding ways to increase housing options and inventory. However, ZTA 25-02 has elicited significant pushback, not only from the affected single family housing communities, but also from unaffected communities throughout Montgomery County. Please include the following suggestions into the SRA to be presented at the open Council Meeting on September 16. This list was derived from the thoughtful discussions at recent community meetings representing over 20,000 households (CCCFH). If these four points are adopted into the SRA, It would go a long way toward mitigating pushback and advancing community confidence and acceptance.

1. The County Council should reject any recommendations from the Planning Board that 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.
2. 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 be greater than 12,000 square feet. These parameters reduce traffic, parking, environmental and infrastructure problems associated with upzoning and achieve the Council's intent that upzoning under ZTA 25-02 be compatible with surrounding single-family R-60 zones. [Note: CCCFH recommends that civic associations maintain the two lot maximum and establish appropriate square footage caps for other zoning types in their neighborhoods. See common zones material and Zoning Fact Sheets, below.]
3. The County Council should limit maximum lot coverage for any development on consolidated lots to the same limits as 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. To ensure transparency, community representation and accountability in the ongoing administration and evaluation of ZTA 25-02, the County Council should require the inclusion in the decision-making process of a citizen advisory committee to provide meaningful input from impacted communities.

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