

KOREAN MISSION CHURCH, PRELIMINARY PLAN NO. 120240050

REGULATORY EXTENSION REQUEST NO. 1

Description

Request to extend the regulatory review period by 5 months, until January 1, 2025. An application to create one lot for one existing single-family detached dwelling unit and one lot for a religious institution, including adult daycare.

No. 120240050

Completed: July 15, 2024

MCPB

Item No. 3

July 25, 2024

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

Planning Staff



Jonathan Casey, Planner II, Upcounty Division, 301-495-2162, Jonathan.Casey@montgomeryplanning.org

Patrick Butler, Chief, Upcounty Division, 301-495-4561, Patrick.Butler@montgomeryplanning.org

LOCATION/ADDRESS

Located 1201 Ashton Road, on the south side of Ashton Road, approximately 3,600 feet west of the Howard County line.

MASTER PLAN

1998 *Sandy Spring/Ashton Master Plan*

ZONE

Rural Cluster (RC)

PROPERTY SIZE

28.22 acres

APPLICANT

Daniel Chung, Pastor

Korean Mission Church

ACCEPTANCE DATE

April 3, 2024

REVIEW BASIS

Ch. 50, 59 and 22A



Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. However, the Planning Board may extend this period.
- The Application was accepted on April 3, 2024, which established a Planning Board date no later than August 1, 2024.
- The Applicant is requesting a 5-month extension of the review period to January 1, 2025.
- This extension will allow the Applicant time to address transportation issues related to access, site layout, and frontage improvements, as well as obtain agency approval letters.
- The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Subdivision Regulations.
- Staff recommends APPROVAL of the extension request.

Attachment

- A. Applicant's request



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

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Wheaton, Maryland 20902

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Effective: January 29, 2021

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REGULATORY REVIEW EXTENSION REQUEST

☒ Request #1

☐ Request #2

M-NCPPC Staff Use Only

File Number		MCPB Hearing Date	
Date Received			

Plan Name: Korean Mission Church

Plan No. 120240050 and
F20240360

This is a request for extension of:

☐

Project Plan

☐

Sketch Plan

☒

Preliminary Plan

☐

Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 08/01/2024

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

Person requesting the extension:

☐ Owner, ☒ Owner's Representative, ☐ Staff (check applicable.)

Soo Lee-Cho, Esq.

BBS&G - Attorney for the Applicant

Name

Affiliation/Organization

7315 Wisconsin Avenue, Suite 800W

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MD

20814

City

State

Zip Code

(301) 656-2707

sleecho@bregmanlaw.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for 5 months until 01/01/2025

Describe the nature of the extension request. Provide a separate sheet if necessary.

The Applicant requires additional time to work through issues raised by planning/transportation staff relative to site layout and frontage improvements.

Signature of Person Requesting the Extension



Signature

06/18/2024

Date

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant extensions of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from _____ until _____.

Signature

Date

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension for more than 30 days of the Planning Board public hearing date from _____ until _____.