



## Mar Thoma Church of Greater Washington, Preliminary Plan No. 120200080 – Regulatory Review Extension Request No. 1

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Staff Report Date: 3/30/2020

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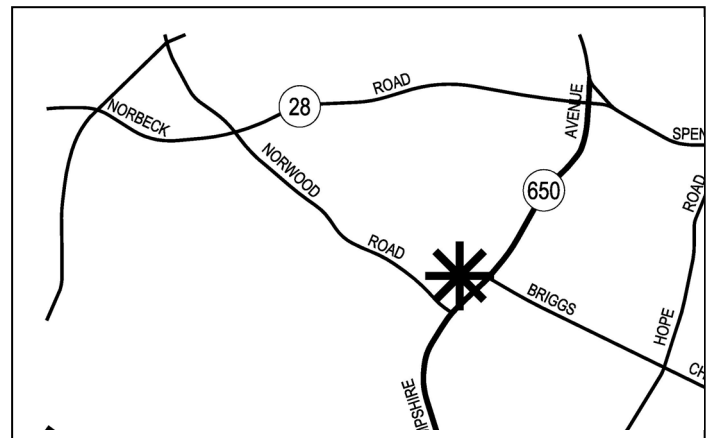
### Description

**Mar Thoma Church of Greater Washington, Preliminary Plan No. 120200080:** Request to extend the regulatory review period from April 16, 2020 to December 16, 2020: Application to create one lot for a religious assembly use; located at 15400 New Hampshire Avenue; 11 acres; RE-2 Zone; 1997 Cloverly Master Plan.

**Applicant:** Mar Thoma Church of Greater Washington

**Acceptance Date:** December 5, 2019

**Review Basis:** Chapter 50



### Summary

Section 50.4.1.E of the Subdivision Regulations establishes the review procedures for a Preliminary Plan application and states that:

“the Board must schedule a public hearing to begin within 120 days after the date the Director accepts an application. The Director may postpone the public hearing by up to 30 days once without Board approval. The Director or applicant may request one or more extensions beyond the original 30 days with Board approval. The Board must notice the public hearing and indicate the new hearing date on the Board’s agenda. An application that was filled before February 13, 2017 is not subject to the subsection.”

The Mar Thoma Church of Greater Washington, Preliminary Plan Application was accepted on December 5, 2019, which established a Planning Board date no later than April 16, 2020. The Applicant is requesting an 8-month extension, which will provide sufficient time for the Planning Board and County Council to take action on a pending sewer category change for the property associated with this Preliminary Plan. Until the property is in the appropriate sewer category, the Application proposed by the applicant cannot meet Adequate Public Facilities requirements necessary to approve a preliminary plan under the Subdivision Regulations. Granting the extension establishes a Planning Board date no later than December 16, 2020.

Staff recommends **approval** of this extension request.

Attachment A: Applicant’s extension request



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

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Effective: February 6, 2019

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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:** Mar Thoma Church of Greater Washington

**Plan No.** 120200080

This is a request for extension of:

☐ Project Plan  
☒ Preliminary Plan

☐ Sketch Plan  
☐ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 04/16/2020

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.)

Pence Jacob		Mar Thoma Church of Greater Washington	
Name		Affiliation/Organization	
322 Ethan Allen Avenue			
Street Address			
Takoma Park		MD	20912
City		State	Zip Code
(614) 537-0753		pencepj@yahoo.com	
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 8 months until 12/16/2020

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

A water and sewer category change request for the project was originally submitted to MCDEP on 4/04/19 (19-CLO-03A). It was originally anticipated that the category change request would be approved by the County Council before 4/16/20. However, as of 3/02/20 MCDEP has not yet submitted the category change request to the Council. Therefore, an extension of the Preliminary Plan review is requested to obtain category change approval prior to the Planning Board hearing.

**Signature of Person Requesting the Extension**

Signature

03/02/2020

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 \_\_\_\_\_.