

**BELT PROPERTY**

**ADMINISTRATIVE SUBDIVISION PLAN NO. 620210180  
REGULATORY EXTENSION REQUEST NO. 2**

**Description**

Request to extend the regulatory review period from December 28, 2021 to March 28, 2022: Application to create three (3) lots for three Detached Houses.

NO. 620210180

COMPLETED: 12-8-2021

MCPB

Consent Item

12-23-2021

2425 Reddie Drive

Floor 14

Wheaton, MD 20902



Ryan Sigworth, Senior Planner, Upcounty Planning, [Ryan.Sigworth@montgomeryplanning.org](mailto:Ryan.Sigworth@montgomeryplanning.org), 301-495-2112

Sandra Pereira, Supervisor, Upcounty Planning, [Sandra.Pereira@montgomeryplanning.org](mailto:Sandra.Pereira@montgomeryplanning.org), 301-495-2186

Patrick Butler, Chief, Upcounty Planning, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), 301-495-4561

**LOCATION:**

20311 Beallsville Road

**MASTER PLAN/ ZONE**

1980 Agricultural & Rural Open Space Master Plan

AR Zone

**PROPERTY SIZE**

291.5 acres

**APPLICANT**

Estate of Allen K. Belt & Mariam M. Belt c/o Sandra Ward

**ACCEPTANCE DATE:**

August 23, 2021

**REVIEW BASIS:**

Chapter 50



**Summary**

- Section 50.4.1.E of the Subdivision Regulations generally states that Administrative Subdivision Plans must be scheduled for a public hearing within 90 days after the date an application is accepted.
- The Application was accepted on August 23, 2021, which established a Planning Board date no later than November 28, 2021. On November 17, 2021, the Director granted a 30-day extension from November 28, 2021 to December 28, 2021.
- The Applicant is requesting a 2<sup>nd</sup> extension for a period of 3 months, which will provide sufficient time for the Applicant to address all DRC comments. Granting the extension establishes an administrative approval date no later than March 28, 2022.
- Staff supports the Applicant’s request to extend the review period through March 28, 2022.

Attachment A – Applicant’s Extension Request



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

Effective: December 5, 2014

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**REGULATORY PLAN EXTENSION REQUEST**

Request #1       Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** Belt Property      **Plan No.** 620210180

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: 12/28/21

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.)

David McKee	Benning & Associates, Inc.		
<i>Name</i>	<i>Affiliation/Organization</i>		
8933 Shady Grove Court			
<i>Street Address</i>			
Gaithersburg		MD	20877
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 948-0240		dmckee@benninglandplan.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 3 months until 03/28/2022

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

The subject application is to create 3 lots in the AR zone using the Administrative Subdivision process. The application was accepted on 08/30/2021 and the Development Review Committee meeting was held on 09/14/2021. Because this application is being reviewed as an Administrative Subdivision for Planning Director approval, we do not anticipate that a public hearing will be needed. However, we are requesting an extension of the review period as more time is needed to obtain final approvals from agencies outside of MNCPPC. Plans were finalized recently and re-submitted to the Fire Code office of MCDPS and the Rural & Rustic Roads Advisory Committee. Approvals from each of these entities are needed before the subdivision plan can be approved by MNCPPC. The additional 3 months will allow us to obtain these approvals and will allow adequate time for MNCPPC staff to complete their review of this application.

**Signature of Person Requesting the Extension**

*David W. McKee*

\_\_\_\_\_  
 Signature

1208/21  
 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 \_\_\_\_\_.