

**BELT PROPERTY**

**ADMINISTRATIVE SUBDIVISION PLAN NO. 620210180**

**REGULATORY EXTENSION REQUEST NO. 3**

**Description**

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

NO. 620210180

COMPLETED: 3-14-2022

MCPB

3-24-2022

2425 Reddie Drive

Floor 14

Wheaton, MD 20902



Ryan Sigworth, Planner II, 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. On December 8, 2021, a 3-month extension was granted from December 28, 2021 to March 28, 2022.
- The Applicant is requesting a 3<sup>rd</sup> extension for a period of 3 months, which will provide sufficient time for the Applicant to address Fire Code Compliance comments and obtain final agency approval letters. Granting the extension establishes an administrative approval date no later than May 28, 2022.
- Staff supports the Applicant’s request to extend the review period through May 28, 2022.



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

Effective: December 5, 2014

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550  
Fax 301.495.1306

## REGULATORY PLAN EXTENSION REQUEST

 Request #1 Request #2

M-NCPPC Staff Use Only

File Number Date Received	_____	MCPB Hearing Date	_____
------------------------------	-------	-------------------	-------

Plan Name: Belt PropertyPlan 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: 03/28/2022

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 2 months until 05/28/2022

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, specifically approval from the Fire Code Compliance office of MCDPS. Based upon a recent meeting with Marie LaBaw in the Fire Code office, we are working on a final submission for approval this month.

### Signature of Person Requesting the Extension

*David W. McKee*

Signature

03/11/2022

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 \_\_\_\_\_.