

EASLEY'S SUBDIVISION, PRELIMINARY PLAN NO. 120210240 AND SITE PLAN NO. 820210160, EXTENSION REQUEST NO. 1

Description

First request to extend review period, from May 29, 2022 to July 29, 2022, for a request to record the property as one buildable lot for the construction of a mixed-use building; 0.14 acres located at 904 Silver Spring Avenue, 125' west of Fenton Street; Within the 2000 Silver Spring Central Business District (CBD) Sector Plan and the CR-3.0 C-2.0 R-2.75 H-110T and Fenton Village Overlay Zones.

NO. 120210240 & 820210160

COMPLETED: MAY 16, 2022

MCPB

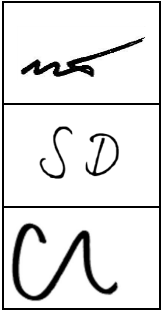
Item No. Preliminary
Matters

May 29, 2022

2425 Reddie Drive

Floor 14

Wheaton, MD 20902



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LOCATION:

904 Silver Spring Avenue, 125' west of Fenton Street.

MASTER PLAN

2000 Silver Spring CBD Sector Plan

ZONE

CR-3.0 C-2.0 R-2.75 H-110T

and Fenton Village Overlay Zone

PROPERTY SIZE

0.14 acres

APPLICANT

Bobby Athanasakis

ACCEPTANCE DATE:

January 26, 2022

REVIEW BASIS:

Section 50.4.1.E and Section 59.7.3.4.C



Summary

- Section 50.4.1.E of the Subdivision Regulations and 59.7.3.4.C of the Zoning Ordinance generally states that Preliminary Plans and Site Plans must be scheduled for a public hearing within 120-days after the date of acceptance. The Planning Board may, however, extend this period.
- The Applicant has requested, in an application dated May 9, 2022, that the review period for the Preliminary Plan and Site Plan be extended from May 29, 2022, to July 29, 2022.
- The extension will allow the Applicant time to address the DRC comments and prepare a final submission.
- 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 Zoning Ordinance. This is the first extension request associated with the subject project.
- Staff recommends APPROVAL of the extension request.

Attachment:

A. Applicant's Request



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

2425 Reedie Drive
 Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: January 29, 2021

Phone 301.495.4550
 Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #2

M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: _____ **Plan No.** _____

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: _____

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.)

Name _____ Affiliation/Organization _____

Street Address _____

City _____ State _____ Zip Code _____

Telephone Number _____ Fax Number _____ E-mail _____

We are requesting an extension for _____ months until _____

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

Signature of Person Requesting the Extension

Michele McDaniel Rosenfeld

 Signature

 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 _____.