

SHIVACHARAN, ADMINISTRATIVE SUBDIVISION PLAN NO. 620220060, REGULATORY EXTENSION REQUEST NO. 2

Description

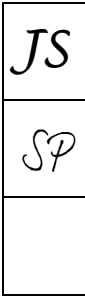
Request to extend the regulatory review period from November 4, 2022, to February 4, 2023.
Application to subdivide an existing lot and an adjacent parcel into a single lot for a single-family detached dwelling unit.

NO. 620220060

COMPLETED: 10-12-2022

MCPB Item No.
11-3-2022

2425 Reedie Drive
Floor 14
Wheaton, MD 20902



Jeffrey Server, Planner III, Upcounty Planning, Jeffrey.Server@montgomeryplanning.org, 301-495-4513

Sandra Pereira, Supervisor, Upcounty Planning, Sandra.Pereira@montgomeryplanning.org, 301-495-2186

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

LOCATION

On Whites Ferry Road, approximately 1,000 feet west of Morrow Road

MASTER PLAN/ ZONE

1980 *Preservation of Agriculture & Rural Open Space Functional Master Plan*
AR Zone

PROPERTY SIZE

25.24 acres

APPLICANT

Bangalore Shivacharan

ACCEPTANCE DATE

May 4, 2022

REVIEW BASIS

Chapters 50 and 22A



Summary

- Section 50.6.3.B of the Subdivision Regulations states that the Director must take action on an Administrative Subdivision Plan or schedule a public hearing within 90 days after the date an application is accepted.
- Section 50.6.1.B.5 of the Subdivision Regulations states that lots created in the AR zone through the administrative subdivision plan process are 5 acres or less, unless approved by the Planning Board.
- The Application was accepted on May 4, 2022, which established an action date no later than August 4, 2022. On July 28, 2022, the Planning Board approved an extension for three months from August 4, 2022, to November 4, 2022.
- The Applicant is requesting a 2nd extension for a period of two months, which will provide sufficient time to receive SWM approval and a recommendation from the Rustic Roads Advisory Committee (RRAC). Granting the extension establishes a Planning Board date no later than February 2, 2023.
- Staff supports the Applicant's request to extend the review period through February 4, 2023.

Attachment A – Applicant's Extension Request



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

Page 1 of 2

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 Date Received	_____	MCPB Hearing Date	_____
------------------------------	-------	-------------------	-------

Plan Name: SHIVACHARAN

Plan No. 620220060

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: _____

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.)

ERIC TIDD		CAS ENGINEERING	
Name		Affiliation/Organization	
10 SOUTH BENTZ ST			
Street Address			
FREDERICK	MD	21701	
City	State	Zip Code	
(301) 703-2342	ERIC@CASEENGINEERING.COM		
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 3 months until 02/04/2023

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

Additional time necessary to obtain SWM approval and a recommendation letter from the Rustic Roads Advisory Committee.

Signature of Person Requesting the Extension

Signature

10/13/22

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 _____.