

# BF GILBERTS SUBDIVISION OF TAKOMA PARK, ADMINISTRATIVE SUBDIVISION NO. 620210160, EXTENSION REQUEST NO. 1

## Description

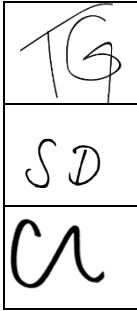
First request to extend review period, from December 6, 2022, to February 4, 2023, for an application to create two lots for one single-family dwelling unit on each lot within the 2000 *Takoma Park Master Plan* and the R-60 Zone. The extension will allow the Applicant to complete responses to DRC comments for resubmittal to staff for review and the newly seated City Council of Takoma Park to vote on the application.

NO. 620210160

COMPLETED: NOVEMBER 18,  
2022

MCPB  
Item No. Preliminary  
Matters  
December 1, 2022

2425 Reedie Drive  
Floor 14  
Wheaton, MD 20902



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**LOCATION:**

37 Oswego Avenue in the City of Takoma Park, approximately 437 feet South of Ritchie Avenue.

**MASTER PLAN**

2000 Takoma Park Master Plan

**ZONE**

R-60

**PROPERTY SIZE**

0.60 acres

**APPLICANT**

Neeraj Arora

**ACCEPTANCE DATE:**

September 7, 2022

**REVIEW BASIS:**

Section 50.6.3.B.



**Summary**

- Section 50.6.3.B of the Subdivision Regulations generally states that an Administrative Subdivision Plan must be acted upon by the Planning Director or scheduled for a public hearing within 90 days after the date of acceptance. For this application, the last Planning Board date within the 90-day period is December 6, 2022. The Planning Board may, however, extend this period.
- The site is located in the incorporated City of Takoma Park. Pursuant to Section 24-202(c) of the Land Use Article of the Annotated Code of Maryland, all land use decisions of the Planning Board relating to matters within the City of Takoma Park are subject to review by the City Council. The newly-elected City Council will take office in January, and the City has requested an opportunity for the new Council to review and comment on this Application.
- On November 14, 2022, the Applicant requested that the review period for the Administrative Subdivision Plan be extended from December 6, 2022, to February 4, 2023.
- The extension will allow the Applicant time to update the application per the DRC comments and resubmit them to staff for review. It will also allow the incoming Takoma Park City Council to review the updated application prior to the Planning Board Hearing.
- 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.

Attachment:

A. Applicant's Request