

Montgomery Planning
BRADLEY FARMS,
ADMINISTRATIVE SUBDIVISION PLAN NO. 620220020
REGULATORY EXTENSION REQUEST NO. 3

Description

Request to extend the regulatory review period from November 17, 2022 to February 23, 2023.
Application to create two (2) lots for two (2) Detached Houses; 9025 Bronson Drive; 6.29 acres; RE-2 zone; 2002 *Potomac Subregion Master Plan*.

NO. 620220020

COMPLETED: 11-4-2022

MCPB

Agenda Item

11-17-2022

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

Montgomeryplanning.org



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

LOCATION

9025 Bronson Drive, Potomac

MASTER PLAN/ ZONE

2002 Potomac Subregion Master Plan

RE-2 zone

PROPERTY SIZE

6.29 acres

APPLICANT

Lawrence and Kimberly Berger

ACCEPTANCE DATE

October 12, 2021

REVIEW BASIS

Chapter 50, 22A



Summary

- Section 50.6.3.B.4 of the Subdivision Regulations generally states that Administrative Subdivision Plans must be acted on by the Director within 90 days after the date an application is accepted.
- The Application was accepted on October 12, 2021, which established a deadline for action by the Director no later than January 20, 2022. The Planning Board granted the first extension until May 19, 2022. On May 5, 2022, the Planning Board granted a 2nd extension until November 17, 2022.
- While the Applicant is now requesting a 3rd extension for a one-month period, Staff believes that this is not sufficient time given that outstanding issues with frontage improvements, right-of-way width, and stormwater control within the right-of-way have not been resolved yet and final drawings have not been submitted. As a result, Staff recommends a three-month extension which will provide sufficient time for the Applicant to address the outstanding issues and for Staff to complete the review process. Granting the extension establishes an action by the Director no later than February 23, 2023.
- Staff supports the Applicant’s request as revised to February 23, 2023.

Attachment A – Applicant’s Extension Request



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 Silver Spring, Maryland 20910-3760

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Effective: December 5, 2014

Phone 301.495.4550
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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: _____ **Plan No.** _____

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: _____

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 ext. 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

 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 _____.