

BATSON ROAD PROPERTY
ADMINISTRATIVE SUBDIVISION NO. 620220080
REGULATORY EXTENSION REQUEST NO. 2

Description

Request to extend the regulatory review period for three months until March 23, 2023: An application to convert one deeded parcel into one buildable lot for a new single-family detached dwelling unit.

NO. 620220080

COMPLETED: 12/7/2022

MCPB

Item No.

12/22/2022

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

Planning Staff

AD

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SP

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PB

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

LOCATION

Northwest corner of Batson Rd. and
Brogden Rd.

MASTER PLAN

1997 Cloverly Master Plan
1993 Functional Master Plan for Patuxent River

ZONE

Rural Cluster (RC) Zone

PROPERTY SIZE

8.31 acres (361,984 Square Feet)

APPLICANT

Benning & Associates, Inc.

ACCEPTANCE DATE

June 19, 2022

REVIEW BASIS

Chapters 59, 50, and 22A



Summary

- Section 50.6.B.4 of the Subdivision Regulations generally state that Administrative Subdivision Applications must be acted on by the Planning Director within 90 days after the date an application is accepted.
- The Administrative Subdivision Plan Application was accepted on June 19, 2022, establishing an original Planning Board approval date no later than September 29, 2022. The Planning Board date was then extended by 30 days to December 22, 2022 with Director's Approval.
- The Applicant is requesting their second extension for a period of three months from December 22, 2022, to March 23, 2023.
- This extension will allow the Applicant sufficient time to address requirements for driveway access, fire department access and water supply while maintaining the character of Batson Road as a rustic road. To address ongoing coordination with Fire and Rescue, the Rustic Roads Advisory Committee, and the Planning Department, the Applicant needs to revise the plans to show driveway access off Brogden Road, which is not a rustic road.
- Staff recommends APPROVAL of the extension request.

Attachment A – Applicant's Extension Request



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 Wheaton, Maryland 20902

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Effective: January 29, 2021

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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

David W. McKee

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 _____.