

# BF GILBERTS SUBDIVISION OF TAKOMA PARK, ADMINISTRATIVE SUBDIVISION NO. 620210160, EXTENSION REQUEST NO. 2

## Description

Second request to extend review period, from February 7, 2023, to May 7, 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 receive approval of a new Forest Conservation Exemption and to revise plans to resolve issues related to fire access, environmental protection, and stormwater management. Additionally, prior to review by the Montgomery County Planning Board, this Application must be reviewed by the City Council of Takoma Park. The time granted by this extension request will enable the City Council to vote on the application prior to the close of the regulatory review period.

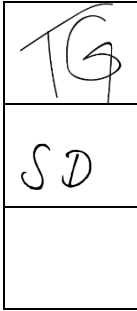
NO. 620210160

COMPLETED: JANUARY 10,  
2023

MCPB

Item No. Preliminary  
Matters  
January 26, 2023

2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902



Tsaiquan Gatling, Planner III, DownCounty Planning, Tsaiquan.Gatling@montgomeryplanning.org, 301.495.2116

Stephanie Dickel, Supervisor, DownCounty Planning, Stephanie.Dickel@montgomeryplanning.org, 301.495.4527

Elza Hisel-McCoy, Chief, DownCounty Planning, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115



## 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. The Planning Board may, however, extend this period.
- The Applicant previously requested, and the Planning Board approved, a first extension of the regulatory review period for the Application from December 7, 2022 to February 7, 2023.
- The Application was accepted on September 7, 2022, with an original 90-day regulatory review period expiration on December 7, 2022. A Development Review Committee (DRC) meeting was held for this Application on September 27, 2022 with a first resubmittal date of October 12, 2022. The first resubmission from the Applicant was received on November 18, 2022 as the Applicant worked through initial comments towards a January 26<sup>th</sup> Planning Board Hearing. A second resubmission has not yet been received.
- The Applicant has requested, in an application dated January 5, 2023, a second extension of the regulatory period from February 7, 2023 to May 7, 2023.
- The extension will allow the Applicant additional time to receive approval of an updated Forest Conservation Exemption and to prepare a final submission which meets both Montgomery County and City of Takoma Park requirements.
- 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 second extension request associated with the subject project.
- Staff recommends APPROVAL of the extension request.

### 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.

Attachment:

A. Applicant's Request