

Montgomery Planning
ARORA ESTATES:
PRELIMINARY PLAN NO. 120230050
REGULATORY REVIEW EXTENSION REQUEST NO. 1

Description

Request to extend the regulatory review period by four months until August 13, 2023: Application to create a four- lot subdivision for four single-family detached units.

No. 120230050

Completed: 3-3-2023

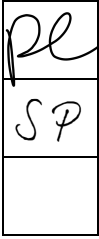
MCPB

3-16-2023

2425 Reddie Drive

Floor 14

Wheaton, MD 20902



Phillip Estes, AICP, Planner III, Upcounty, Phillip.Estes@montgomeryplanning.org, 301-495-2176

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

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

LOCATION

At the intersection of Boswell Lane and Glen Mill Road, Potomac (10400 Boswell Lane and 12900 Glen Mill Road)

MASTER PLAN

2002 Potomac Subregion Master Plan

ZONE

RE-2 (Residential Estate)

PROPERTY SIZE

9.26 acres

APPLICANT

Ashwani Arora

ACCEPTANCE DATE

December 14, 2022

REVIEW BASIS

Chapters 22A, 50, 59



Summary

- Section 50.4.1.E of the Subdivision Regulations generally states that Preliminary Plans applications must be scheduled for a public hearing within 120 days after the date an application is accepted.
- Application for Preliminary Plan 120220050 was accepted on December 14, 2022, which established a Planning Board date no later than April 13, 2023.
- The Applicant is requesting a four-month extension, until August 13, 2023, to allow additional time to address comments from various agencies including Water Resources Division, Well and Septic, and the Rustic Roads Advisory Committee. Major issues being addressed include irregularly shaped lots, possible non-permitted structures, provision of on-site septic systems for each lot, onsite stormwater management, and the placement of dwelling units in relation to adjacent dwelling units. Additionally, the Applicant must also resolve structure encroachments across property lines prior to consideration by the Planning Board.
- Staff recommends APPROVAL of the extension request.

Attachment A: Applicant’s Request form



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

Effective: January 29, 2021

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 Wheaton, Maryland 20902

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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: Arora Estates **Plan No.** 120230050

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: 04/13/2023

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.)

Ashwani Arora

Name _____ Affiliation/Organization _____
 12900 Glen Mill Road
 Street Address _____
 Potomac MD 20854
 City _____ State _____ Zip Code _____
 (301) 814-9001 natrajinc@yahoo.com
 Telephone Number _____ Fax Number _____ E-mail _____

We are requesting an extension for 4 months until 08/13/2023

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

To submit Preliminary Plan addressing agencies as well as Montgomery County Board of Appeals follow up approval, as applicable, for final submittal.

Signature of Person Requesting the Extension

Ashwani Arora
 Signature

1.26.2023
 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 04/13/2023 until 08/13/2023.

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 _____.