

BF GILBERTS SUBDIVISION OF TAKOMA PARK, ADMINISTRATIVE SUBDIVISION NO. 620210160, EXTENSION REQUEST NO. 3

Description

Third request to extend review period, from May 7, 2023, to October 26, 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 meet with Planning Staff onsite to resolve ongoing comments issues related to the updated Forest Conservation Exemption request which has implications for stormwater management and environmental protection. Following coordination with Planning Staff, the Applicant must have plans reviewed by the City Council of Takoma Park.

NO. 620210160

COMPLETED: APRIL 20, 2023

MCPB

Item No. Preliminary

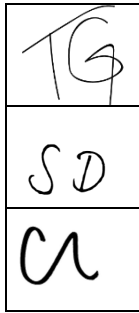
Matters

April 27, 2023

2425 Reedie 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

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.

- 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 Applicant subsequently requested, and the Planning Board approved, a second extension of the regulatory review period for the Application from February 7, 2023 to May 7, 2023.
- The Applicant has now requested, in an application dated March 30, 2023, a third extension of the regulatory period from May 7, 2023 to October 26, 2023.
- The extension will allow the Applicant additional time to coordinate with Montgomery County Planning Staff onsite, make the necessary plan updates, and finalize review of the required Forest Conservation Exemption Plan. This additional time will also enable the Applicant to have their updated plans reviewed by the City Council of Takoma Park prior the scheduled Montgomery County 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 third extension request associated with the subject project.
- Staff recommends APPROVAL of the extension request.

Attachment:

A. Applicant's Request