

BRADLEY HILLS GROVE, SECTION 2 PRELIMINARY PLAN NO. 120230090, EXTENSION REQUEST NO. 1

Description

First request to extend review period, from August 15, 2023, to February 15, 2024, for a Preliminary Plan application to create four lots for residential use in the R-90 zone. The extension will allow the Applicant sufficient time to coordinate a non-standard right-of-way section, address forest conservation comments, and to address comments from reviewing agencies.

NO. 120230090

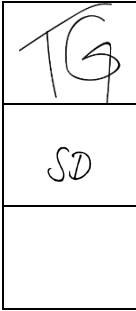
COMPLETED: JUNE 30, 2023

MCPB

Item No. Preliminary
Matters

July 13, 2023

2425 Reddie Drive
Floor 14
Wheaton, MD 20902



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Summary

LOCATION:

On Meadowlark Lane, 475 feet southeast of Burning Tree Road

MASTER PLAN

1990 *Bethesda Chevy-Chase Master Plan*

ZONE

R-90

PROPERTY SIZE

2.26 acres

APPLICANT

Lane Kurkjian, CAS Engineering
William Giakoumatos

ACCEPTANCE DATE:

April 17, 2023

REVIEW BASIS:

Chapter 50

- Section 50.4.1.E of the Subdivision Regulations ally states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the date of acceptance. The Planning Board may, however, extend this period.
- The Application for Preliminary Plan no. 120230090 was accepted on April 17, 2023, with an original 120-day regulatory review period expiration on August 15, 2023. A Development Review Committee (DRC) meeting was held for this Application on May 9, 2023 with a subsequent resubmittal due on May 24, 2023.
- The Applicant has requested, in an application dated May 9, 2023, an extension of the regulatory period from August 15, 2023, to February 15, 2023.
- The Applicant has requested this extension to allow time to fully address plan comments following thorough discussion at the DRC meeting including a non-standard right-of-way section and to address forest conservation comments.
- 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 first extension request associated with the subject project.
- Staff recommends APPROVAL of the extension request.

Attachments: Attachment A – Applicant’s Request