

Montgomery Planning
ARORA ESTATES:
PRELIMINARY PLAN NO. 120230050
REGULATORY REVIEW EXTENSION REQUEST NO. 2

Description

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

No. 120230050

Completed: 7-14-2023

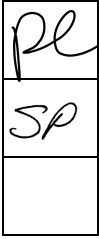
MCPB

7-27-2023

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.
- On March 16, 2023, the Planning Board approved an extension request which established a Planning Board date no later than August 13, 2023.
- The Applicant has requested to extend the regulatory review period by four months from August 13, 2023 to December 13, 2023, to allow additional time to finalize negotiations with an adjoining property owner on the issue of existing accessory structure encroachments across the property line.
- Staff believes that extending the regulatory review period by 2 months until October 13, 2023, is sufficient and adequate.
- Staff recommends APPROVAL of the revised extension request.

Attachment A: Applicant’s Request form



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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: Project Plan Sketch Plan
 Preliminary Plan 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.)

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 12/13/2023

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

This extension is necessary for the following reasons:

- Existing Accessory structures (being used by the abutting Owner) on 12900 Glen Mill Road (part of proposed Lot 2) are being coordinated w/ the abutting owner. Jody Kline is in the process of coordinating the agreement w/ Robey (abutting owner) to allow removal by Ashwani Arora.
- The submittal of response to pending comments based on Montgomery Planning review can be planned w/ resolution of item 1 above.

Signature of Person Requesting the Extension

Ashwani Arora
 Signature

6-2-2023
 Date