

# IGLESIA DE CRISTO MI EL MARYLAND: PRELIMINARY PLAN NO.120220040 – REGULATORY EXTENSION REQUEST NO.2

## Description

Request to extend the regulatory review period from September 28, 2023 to May 31, 2024.  
Application to create one lot for a religious assembly building and a parsonage.

Staff recommends approval of the extension request.

PRELIMINARY PLAN NO.  
120220040

COMPLETED: 9-15-2023

MCPB  
9-28-2023

2425 Reddie Drive  
Floor 13  
Wheaton, MD 20902



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Patrick Butler, Chief, Upcounty Planning, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), 301-495-4561

### LOCATION

Located at 17521 Old Baltimore Road, approximately 410 feet west of Brimstone Academy Court

### MASTER PLAN/ ZONE

2005 Olney Master Plan

RNC

### PROPERTY SIZE

7.17 Acres

### APPLICANT

Nestor Alvarado (Owner Representative)

### ACCEPTANCE DATE

May 3, 2023

### REVIEW BASIS

Chapters, 22A, 50 & 59



## Summary

- Section 50.4.1.E of the Subdivision Regulations generally states that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Application was accepted on May 3, 2023, which established a Planning Board date no later than August 31, 2023. The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date not later than September 28, 2023.
- The Applicant is requesting an additional 8-month extension until May 31, 2024 (Attachment A) to pursue a water and sewer category change from the Montgomery County Council, as detailed in the Applicant's extension request form (Attachment 1). If granted, the category change would allow the use of public water and sewer instead of on-site well and septic. Granting the regulatory review extension establishes a Planning Board date no later than May 31, 2024.
- 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.
- Staff supports the Applicant's request to extend the review period through May 31, 2024.



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

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: Iglesia De Cristo Mi El Maryland

Plan No. 120220040

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: September 31, 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.)

Michele McDaniel Rosenfeld, Esq.

The Law Office of Michele Rosenfeld LLC

Name

Affiliation/Organization

1 Research Court, Suite 450

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MD

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City

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Telephone Number

Fax Number

E-mail

We are requesting an extension for 8 months until 05/31/2024

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

Extension Request Part II: This preliminary plan application is predicated upon a pending water/sewer category change application. The application is under review by the Department of Environmental Protection, and according to Alan Soukup will be sent to the County Executive for a recommendation in the next several weeks. We are requesting an 8-month (eight) extension to allow the water/sewer category change process to be completed.

The W/S application will require County Council approval, followed by MDE's final review requirements (MDE has up to 120 days to reject a County Council approval). Given public notice and hearing requirements, we anticipate it could take up to eight (8) months to complete the process. We note that the County Council/MDE review process is beyond our control; this is our best reasonable judgment for when we would be able to resume the preliminary plan process.

**Signature of Person Requesting the Extension**

*Michele McDaniel Rosenfeld*

Signature

08/23/2023

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 \_\_\_\_\_ until \_\_\_\_\_.

\_\_\_\_\_  
*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 \_\_\_\_\_.