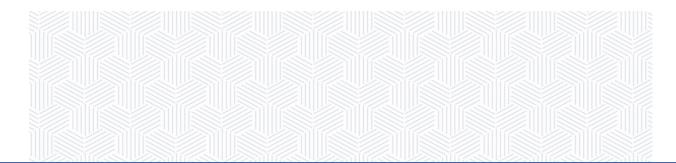
™ Montgomery Planning

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 Reedie Drive Floor 13 Wheaton, MD 20902

Montgomeryplanning.org



Jonathan Casey, Planner II, Upcounty Planning, <u>Jonathan.Casey@montgomeryplanning.org</u>, 301-495-2162

Patrick Butler, Chief, Upcounty Planning, 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



- 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

Page 1 of 2

Effective: January 29, 2021

2425 Reedie Drive Wheaton, Maryland 20902	www.montg	omeryplanning.org		Phone 301.495.4550 Fax 301.495.1306
REGULATORY REVIE				
		Request #	1	st #2
	M-NCPPC	C Staff Use Only		
File Number Date Received		MCPB Hearing Date		
Plan Name: Iglesia De Cristo Mi El	Maryland		Plan No. <u>1202200</u>	40
This is a request for extension of:	Project Plan Preliminary P		Sketch Plan Site Plan	
The Plan is tentatively scheduled	for a Planning Board pub	olic hearing on: Se	ptember 31, 2023	
The Planning Director may postpo beyond 30 days require approval			out Planning Board	approval. Extensions
Person requesting the extension				
Owner, Owner's Representativ	re, Staff (check applicable	.)		
Michele McDaniel Rosenfeld, Esq.	e McDaniel Rosenfeld, Esq. The Law Office of Michele Rosenfeld LLC			
Name 1 Research Court, Suite 450		Affiliation/Organizat	tion	
Street Address				
City		ME Si	tate	20850 Zip Code
(301) 204-0913		@marylandpropertylav	w.com	
Telephone Number Fax Nu	ımber E-mail			
We are requesting an extension for	or 8 months u	ntil 05/31/2024		
Describe the nature of the extens				
Extension Request Part II: water/sewer category chan Environmental Protection, a recommendation in the nex allow the water/sewer category.	ige application. The a and according to Alar at several weeks. We	application is und a Soukup will be a are requesting	der review by th sent to the Cou an 8-month (eig	e Department of nty Executive for a
The W/S application will recrequirements (MDE has up and hearing requirements, process. We note that the best reasonable judgment for the stress of the stre	to 120 days to reject we anticipate it could County Council/MDE	a County Counc take up to eight review process	cil approval). Gi (8) months to c is beyond our c	ven public notice complete the ontrol; this is our
01				

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 P	lanning 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