

**HBKY METMIQ ETHIOPIAN ORTHODOX TEWAHEDO CHURCH
PRELIMINARY PLAN NO. 120230080**

REGULATORY EXTENSION REQUEST NO. 2

Description

Request to extend the regulatory review period for two months until December 23, 2023: Application to consolidate four parcels and a driveway into one lot for the construction of a primary church building and surface parking.

NO. 120230080

COMPLETED: 9/29/2023

MCPB

Item No.

10/19/2023

2425 Reedie Drive

Floor 14

Wheaton, MD 20902

Planning Staff

JS

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SP

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PB

Patrick Butler, Chief, Upcounty Planning Division, Patrick.Butler@montgomeryplanning.org, 301-495-4561

LOCATION

4115 Muncaster Mill Road Rockville, MD

MASTER PLAN

2005 Olney Master Plan

ZONE

RE-1

PROPERTY SIZE

43,560 sf

APPLICANT

HBKY Metmiq Ethiopian Orthodox
Tewahedo Church

ACCEPTANCE DATE

March 22, 2023

REVIEW BASIS

Chapters 59, 50 and 22A



Summary

- Section 50.4.1.E of the Subdivision Regulations generally state that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Preliminary Plan Application was accepted on March 22, 2023, establishing a Planning Board approval date no later than July 20, 2023. The Planning Board approved an extension request establishing a hearing date no later than October 23, 2023.
- The Applicant is requesting a 2-month extension with Planning Board approval, establishing a hearing date no later than December 23, 2023.
- The Applicant requires additional time to collect agency approvals and letters.
- 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 recommends APPROVAL of the extension request.

Attachment A – Applicant’s Extension Request



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

Effective: January 29, 2021

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 Wheaton, Maryland 20902

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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: HBKY Metmiq Ethiopian Orthodox Tewahedo Church **Plan No.** 120230080

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: 10/19/2023

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.)

Peter E. Ciferri, Esq.		McMillan Metro Faerber, P.C.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7811 Montrose Road, Suite 400			
<i>Street Address</i>			
Potomac		MD	20854
		<i>State</i>	<i>Zip Code</i>
(301) 251-1180		pciferri@mcmillanmetro.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 2 months until 12/23/2023

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

The tentatively scheduled Planning Board date is October 19. Insufficient time remains before the anticipated hearing date for the Applicant to collect agency letters, while leaving time for Staff's preparation of its staff report and public posting. The Applicant requests this extension to provide additional time for those purposes. The Applicant suggests a 11/30/23 hearing date.

Signature of Person Requesting the Extension



Signature

10/3/23

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 _____.