

12700 TRAVILAH ROAD: PRELIMINARY PLAN NO. 120220120 REGULATORY EXTENSION REQUEST NO. 2

Description

Request to extend review period on October 16, 2023 to January 18, 2024; Application to create seven (7) lots for seven (7) single-family detached units.

No. 120220120

Completed: October 13,
2023

MCPB

Item No.
October 26, 2023

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Planning Staff

AD

Alexandra Duprey, Planner II, Upcounty Planning, Alexandra.Duprey@montgomeryplanning.org, 301-495-1309

SP

Sandra Pereira, Supervisor, Upcounty Planning, Sandra.Pereira@montgomeryplanning.org, 301-495-2186

PB

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

LOCATION/ADDRESS

12700 Travilah Rd. Potomac

MASTER PLAN

2002 Potomac Subregion Master Plan

ZONE

Residential Estate – 2 (RE-2)

PROPERTY SIZE

16.03 acres

APPLICANT

Denish Jain

ACCEPTANCE DATE

May 30, 2023

REVIEW BASIS

Chapter 50, 59, and 22A

Summary:

- Section 50.4.1.E of the Subdivision Regulations provides a 120-day review period for Preliminary Plan. The Planning Board may, however, extend this period.
- The Preliminary Plan Application was accepted on May 30, 2023, establishing a Planning Board approval date no later than September 28, 2023.
- The Director approved one extension for this Application extending the review period to October 26, 2023.
- The Applicant is requesting that the review period for the Preliminary Plan be extended three months from October 26, 2023 to January 18, 2024.
- This extension will allow the Applicant time to resolve storm drainage and storm water management concept issues with the Department of Transportation and the Department of Permitting Services.
- 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: Applicant's Extension Request



2425 Reedie Drive
 Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: January 29, 2021

Phone 301.495.4550
 Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #2

M-NCPPC Staff Use Only

File Number Date Received	_____	MCPB Hearing Date	_____
------------------------------	-------	-------------------	-------

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.)

Name _____ Affiliation/Organization _____

Street Address _____

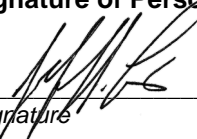
City _____ State _____ Zip Code _____

Telephone Number _____ Fax Number _____ E-mail _____

We are requesting an extension for _____ months until _____

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

Signature of Person Requesting the Extension



 Signature

 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 _____.