

# BF GILBERTS SUBDIVISION OF TAKOMA PARK, ADMINISTRATIVE SUBDIVISION NO. 620210160, EXTENSION REQUEST NO. 4

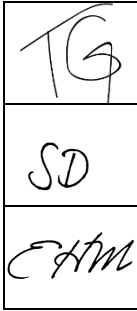
## Description

Fourth request to extend review period, from October 26, 2023, to April 25, 2024, for an application to create two lots for one single-family dwelling unit on each lot within the 2000 *Takoma Park Master Plan* and the R-60 Zone. The extension will allow the Applicant to accommodate changes to the Applicant team resulting from a change in property ownership and incorporate necessary changes in the associated Forest Conservation Exemption and tree save plan following coordination with Planning Staff.

NO. 620210160  
Completed:  
October 6, 2023

MCPB  
Item No. Preliminary  
Matters  
October 19, 2023

2425 Reedie Drive  
Floor 14  
Wheaton, MD 20902



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## Summary

### LOCATION:

37 Oswego Avenue in the City of Takoma Park, approximately 437 feet South of Ritchie Avenue.

### MASTER PLAN

2000 Takoma Park Master Plan

### ZONE

R-60

### PROPERTY SIZE

0.60 acres

### APPLICANT

Kim Truong

Jason Schechter

### ACCEPTANCE DATE:

September 7, 2022

### REVIEW BASIS:

Section 50.6.3.B.

- Section 50.6.3.B of the Subdivision Regulations generally states that an Administrative Subdivision Plan must be acted upon by the Planning Director or scheduled for a public hearing within 90 days after the date of acceptance. The Planning Board may, however, extend this period.
- The Applicant previously requested, and the Planning Board approved, a first extension of the regulatory review period for the Application from December 7, 2022 to February 7, 2023.
- The Applicant subsequently requested, and the Planning Board approved, a second extension of the regulatory review period for the Application from February 7, 2023 to May 7, 2023 and a third extension of the regulatory review period for the Application from May 7, 2023 to October 26, 2023.
- The Applicant has now requested, in an application dated September 21, 2023, a fourth extension of the regulatory period from October 26, 2023 to April 25, 2024.
- The extensions allow the Applicant additional time to work with Intake and Regulatory Coordination to update the Application following a recent change in ownership of the property, as well as update application drawings to reflect comments provided during the September 27, 2022 DRC meeting regarding Forest Conservation and Tree Save Plan. This additional time will also enable the Applicant to present their updated plans to the City Council of Takoma Park prior to the Planning Board Hearing.
- 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. This is the third extension request associated with the subject project.
- Staff recommends APPROVAL of the extension request.

Attachment:

A. Applicant's Request