

4702 CHEVY CHASE DRIVE, SITE PLAN NO. 820230120

REGULATORY EXTENSION REQUEST NO. 1

First request to extend the review period from January 4, 2024 to March 28, 2024; Request to construct an 82,000 square foot residential building for up to 49 units with 15% MPDUs, including up to 50,913 square feet of Bethesda Overlay Zone density.

No. 820230120

Completed: 12/01/2023

MCPB

Item No. Preliminary
Matters

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

Planning Staff



Grace Bogdan, Planner III, Downcounty Planning, grace.bogdan@montgomeryplanning.org, 301.495.4533



Stephanie Dickel, Supervisor, Downcounty Planning, Stephanie.Dickel@montgomeryplanning.org, 301.495.4527



Elza Hisel-McCoy, Chief, Downcounty Planning, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

LOCATION/ADDRESS

Located on Chevy Chase Drive approximately 100 feet west of Bradley Boulevard

MASTER PLAN

2017 Bethesda Downtown Sector Plan

ZONE

CR 1.5 C 0.25 R 1.5 H-70 and the Bethesda Overlay Zone

PROPERTY SIZE

0.48 acres

APPLICANT

Winthrop Investment Group, Inc.

ACCEPTANCE DATE

September 6, 2023

REVIEW BASIS

Chapter 59

Summary

- Section 59.7.3.4.C provides a 120-day review period for Site Plan hearings. The Planning Board may, however, extend this period.
- The Application was accepted on September 6, 2023, which established a Planning Board date no later than January 4, 2024.
- The Applicant requests a 90-day extension to allow the submittal and review of a Forest Conservation Plan as the previously approved Forest Conservation Exemption is no longer applicable for the proposal.
- The request will extend the Project through March 28, 2024, however 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. Extension Request



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

Effective: January 29, 2021

2425 Reedie Drive
 Wheaton, Maryland 20902

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REGULATORY REVIEW EXTENSION REQUEST

 Request #1

 Request #2

M-NCPCC Staff Use Only			
File Number	<hr style="border: none; border-top: 1px solid black;"/>	MCPB Hearing Date	<hr style="border: none; border-top: 1px solid black;"/>
Date Received	<hr style="border: none; border-top: 1px solid black;"/>		<hr style="border: none; border-top: 1px solid black;"/>

Plan Name: 4702 Chevy Chase Drive

Plan No. 820230120

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: 01/04/2024

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.)

Patricia A. Harris	Lerch, Early and Brewer, Chtd.
<i>Name</i>	<i>Affiliation/Organization</i>
7600 Wisconsin Avenue, Suite 700	
<i>Street Address</i>	
Bethesda	MD
<i>City</i>	<i>State</i>
(301) 841-3832	20814
<i>Telephone Number</i>	<i>Zip Code</i>
	paharris@lercheearly.com
<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 3 months until 03/28/2024

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

Additional time needed to coordinate with adjacent property owner regarding tree mitigation and other issues.

Signature of Person Requesting the Extension

Signature

11/07/2023

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 _____.