™ Montgomery Planning

BRICKYARD ESTATES, ADMINISTRATIVE SUBDIVISION PLAN NO. 620230150, FOREST CONSERVATION PLAN NO. F20230390 REGULATORY EXTENSION REQUEST NO. 3

Description

Request to extend review period from January 25, 2024 to March 25, 2024; Application to create three (3) lots for three (3) single-family detached units.

No. 620230150

Completed: January 12, 2024 MCPB Item No. January 25, 2024 2425 Reedie Drive Floor 14 Wheaton, MD 20902

Montgomeryplanning.org

Planning Staff

JS

Jeffrey Server, Planner III, Upcounty Planning, <u>Jeffrey.Server@montgomeryplanning.org</u>, 301-495-4513



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



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

LOCATION/ADDRESS

7601 Brickyard Road, Potomac

MASTER PLAN

2002 Potomac Subregion Master Plan

ZONE

RE-2 Zone

PROPERTY SIZE

6.64 acres

APPLICANT

7601 Brickyard, LLC

ACCEPTANCE DATE

August 3, 2023

REVIEW BASIS

Chapters 50, 59, and 22A

Summary:

- Section 50.4.1.E of the Subdivision Regulations provides a 90-day review period for Administrative Subdivision Plans. The Planning Board may, however, extend this period.
- The Administrative Subdivision Plan Application
 was accepted on August 3, 2023, establishing a
 Planning Board approval date no later than October
 5, 2023. The Director approved the first extension of
 the review period until November 2, 2023. The
 Planning Board approved the second extension of
 the review period until January 25, 2024.
- The Applicant is requesting that the review period for the Administrative Subdivision Plan be extended two months from January 25, 2024 to March 25, 2024.
- This extension will allow the Applicant time to obtain the necessary agency approval letters after having submitted final drawings with the revised lot layout just recently.
- 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



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

2425 Reedie Drive Wheaton, Maryland 20902

Effective: January 29, 2021 Phone 301.495.4550

01/09/2024 Date

Wheaton, Maryland 20902	www.montgomeryplanning.org			Fax 301.495.1306
REGULATORY REVIE	W EXTENSION R	REQUEST		
		☐Request #	1 □Req	uest #2 X Request #3
	M-NCPPC	Staff Use Only		
File Number Date Received		MCPB Hearing Date		
Plan Name: Brickyard Estates			Plan No. <u>6202</u> 3	30150
This is a request for extension of:	☐ Project Plan☐ Preliminary P	=	Sketch Plan) Site Plan	Administrative Subdivision
The Plan is tentatively scheduled to	for a Planning Board pub	lic hearing on:01/2	25/2024	
The Planning Director may postpo beyond 30 days require approval to			out Planning Bo	ard approval. Extensions
Person requesting the extension	n:			
☐ Owner, ☑ Owner's Representative	e, Staff (check applicable.)		
Christopher M. Ruhlen, Esq.		Lerch, Early & Br	ewer, Chtd.	
Name 7600 Wisconsin Avenue, Ste. 700		Affiliation/Organiza	tion	
Street Address				
Bethesda City		MI	tate	20814 Zip Code
(301) 841-3834	cmruhle	n@lerchearly.com	tato	Zip oode
Telephone Number Fax Nui	mber E-mail			
We are requesting an extension for	or <u>2.0</u> months u	ntil <u>03/25/2024</u>		
Describe the nature of the extensi	on request. Provide a se	parate sheet if nec	essary.	
The Applicant is requesting this Staff and County agencies to a submission materials. Specifical 2024, at the latest.	ddress comments receiv	ed, and to allow S	Staff time to re	view the Applicant's latest
Although the Applicant is requestargeting a public hearing date scheduled for public hearing on allow for earlier Board considera	of February 29 th , 2024. or before this February	The Applicant res	spectfully reque	ests that the Application be

Signature of Person Requesting the Extension

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 Director.	anning Board public hearing
date of up to 30 days and approve an extension of the Planning Board public hearing date for	rom
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



Christopher M. Ruhlen Attorney 301-841-3834 cmruhlen@lerchearly.com

January 9, 2024

VIA ELECTRONIC DELIVERY

Jeffrey Server, Planner III Montgomery County Planning Department 2425 Reedie Drive, 13th Floor Wheaton, Maryland 20902

Re: Brickyard Estates – Administrative Subdivision Plan No. 620230150 (the

"Administrative Subdivision Plan") and Forest Conservation Plan No. F20230390 (the

"Forest Conservation Plan") (together, the "Applications")

Dear Mr. Server:

Our firm represents 7601 Brickyard, LLC, the Applicant for the above-referenced Applications. On behalf of the Applicant, and pursuant to Montgomery County Code, Chapter 50, Section 6.3.B.4, we respectfully request that the Montgomery County Planning Board again extend the amount of time in which the Board is required to hold a public hearing on the above-captioned Administrative Subdivision Plan. The Planning Department formally accepted the Administrative Subdivision Plan on July 12, 2023. Pursuant to previous approved extension requests, the Administrative Subdivision Plan is currently scheduled for a tentative public hearing on January 25, 2024.

The Applicant is requesting this extension to allow for additional time to continue working with Planning Department Staff and County agencies to address comments received, and to allow Staff time to review the Applicant's latest submission materials. Specifically, the Applicant requests an extension of no more than 2 months, or until approximately March 25, 2024 at the latest.

Although the Applicant is requesting an extension of two months, the Applicant understands that Staff is currently targeting a public hearing date of February 29th, 2024. The Applicant respectfully requests that the Application be scheduled for public hearing on or before this February 29th target date, should Staff complete its review activities to allow for earlier Board consideration.

Thank you for your consideration of this matter.

Very truly yours

Christopher M. Ruhlen, Esq.

cc: Mr. Michael Taylor

Mr. Patrick Horgan, PE Mr. Robert Tjaden, ASLA

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