

**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.

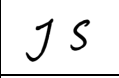


No. 620230150

Completed:
January 12, 2024

MCPB
Item No.
January 25, 2024

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Planning Staff

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	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

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 _____.

Christopher M. Ruhlen
Attorney
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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