

6540 BRADLEY BOULEVARD, ADMINISTRATIVE SUBDIVISION NO. 620230110, REGULATORY EXTENSION REQUEST NO. 2

Description

Second request to extend the review period, from March 28, 2024 to May 23, 2024, for an Application to create two lots for a single-family detached unit on each lot within the 1990 *Bethesda Chevy Chase Master Plan* and the R-200 Zone. The extension will allow the Applicant time to address the Forest Conservation Plan and Variance requirements and resolve community concerns relating to tree preservation issues.

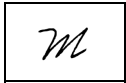
No. 620230110

Completed: March 8, 2024

MCPB
Item No. Preliminary
Matters
March 21, 2024

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Planning Staff



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LOCATION/ADDRESS

6540 Bradley Boulevard

MASTER PLAN

1990 Bethesda Chevy Chase Master Plan

ZONE

R- 200 Zone

PROPERTY SIZE

0.97 Acres

APPLICANT

Hrant Jamgochian

ACCEPTANCE DATE

September 6, 2023

REVIEW BASIS

Section 50.6.3.B

Summary

- 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 Application for Administrative Subdivision Plan No. 620230110 was accepted on September 6, 2023. A Development Review Committee (DRC) meeting was held for this Application on September 26, 2023, with a subsequent resubmittal due on October 11, 2023. The original 90-day regulatory review period expiration was December 5, 2023. On November 30, 2023, the Planning Board approved a four-month extension of the review period to March 28, 2024.
- The Applicant is requesting an additional two (2) month extension of the review period to May 23, 2024.
- This extension will allow the Applicant time to address the Forest Conservation Plan and Variance requirements (instead of the forest conservation exemption) and resolve community concerns relating to tree preservation issues.
- 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. Applicant's 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 (3)

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

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

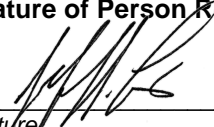
City *State* *Zip Code*

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 _____.