

**PASCHAL LAND, ADMINISTRATIVE SUBDIVISION NO. 620240080
AND PRELIMINARY/FINAL FOREST CONSERVATION PLAN NO.
F20240270 – REGULATORY EXTENSION REQUEST NO. 1**

Description

Request to extend the regulatory review period by four months until July 25, 2024. An application to create one 5.09 acre lot for one existing detached dwelling unit

No. 620240080 & F20240270

Completed: March 11, 2024

MCPB

Item No. 3
March 21, 2024

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Planning Staff



Jonathan Casey, Planner II, Upcounty Division, 301-495-2162, Jonathan.Casey@montgomeryplanning.org

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

LOCATION/ADDRESS

Located at 24724 Peach Tree Road, on the south side of Peach Tree Road, approximately 7,762 feet south of Old Hundred Road

MASTER PLAN

1980 *Preservation of Agriculture & Rural Open Space Functional Master Plan*

ZONE

AR Zone

PROPERTY SIZE

115.24 acres

APPLICANT

Peter Kreeger

ACCEPTANCE DATE

December 27, 2023

REVIEW BASIS

Ch. 50, 59 and 22A

Summary

- Section 59.7.3.3.C 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 was accepted on December 27, 2023, which established a Planning Board date no later than March 26, 2024.
- The Applicant is requesting a 4-month extension of the review period to July 25, 2024.
- This extension will allow the Applicant time to address agency comments provided at DRC.
- 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

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

Plan Name: Paschal Land **Plan No.** 620240080

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: 3/26/2024

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.)

Stephanie Fisher CAS Engineering
Name Affiliation/Organization

10 South Bentz Street
Street Address

Frederick MD 21701
City State Zip Code

(301) 703-2949 stephanie@casengineering.com
Telephone Number Fax Number E-mail

We are requesting an extension for 4 months months until 07/25/2024

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

To address staff DRC comments and to obtain necessary agency approvals.

Signature of Person Requesting the Extension

Stephanie Fisher
 Signature

03/05/2024
 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 _____.