

## 16998 OVERHILL ROAD: PRELIMINARY PLAN NO. 120240060 REGULATORY EXTENSION REQUEST NO.3

### Description

Request to extend the regulatory review period until November 24, 2024. Application to create one lot for a independent living facility.

Staff recommends approval of the extension request until November 28, 2024.

NO. 120240060

COMPLETED: 9-17-2024

MCPB

Item No.3

9-26-2024

2425 Reddie Drive

Floor 13

Wheaton, MD 20902



Jonathan Casey, Planner II, Upcounty Planning, [Jonathan.Casey@montgomeryplanning.org](mailto:Jonathan.Casey@montgomeryplanning.org), 301-495-2162

Patrick Butler, Chief, Upcounty Planning, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), 301-495-4561

### LOCATION

Located at 16998 Overhill Road, south of the Intercounty Connector (ICC)/MD 200, approximately 400 feet east of Redland Road

### MASTER PLAN/ ZONE

2004 Upper Rock Creek Area Master Plan

RE-1

### PROPERTY SIZE

3.78 Acres

### APPLICANT

Community Housing Initiative, Inc. c/o Patrick Byrne

### ACCEPTANCE DATE

February 7, 2024

### REVIEW BASIS

Chapter 50



## Summary

- Section 50.4.1.E of the Subdivision Regulations generally states that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Application was accepted on February 7, 2024, which established a Planning Board date no later than June 6, 2024. The Applicant was granted a 30-day extension by the Planning Director.
- On July 8, 2024, the Planning Board granted the Applicant a 2-month extension until September 26, 2024.
- The Applicant is requesting an additional 2-month extension until November 24, 2024 (Attachment A) to address stormwater management design comments and obtain approval from MCDPS.
- 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 supports the Applicant’s request to extend the review period for two months; however, staff recommends the plan be extended until November 28, 2024.



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

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 # 1

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

**Plan Name:** 16998 Overhill Road      **Plan No.** 120240060

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: 09/26/2024

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.)

Joshua Sloan	VIKA MD, LLC
<i>Name</i>	<i>Affiliation/Organization</i>
20251 Century Blvd; Suite 400	
<i>Street Address</i>	
Germantown	MD
	20874
<i>City</i>	<i>State</i>
(301) 916-4100	sloan@vika.com
<i>Telephone Number</i>	<i>E-mail</i>
<i>Fax Number</i>	

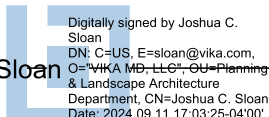
We are requesting an extension for 2 months until 11/24/2024

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

We request this extension to resubmit revised plans based on additional SWM comments resulting in the need to update background documents for the preliminary plan. Final plans have been submitted for recommendation letters regarding fire access, storm drain, and stormwater review but additional time is needed for staff to review and complete their staff report.

**Signature of Person Requesting the Extension**

Signature Joshua C. Sloan



Digitally signed by Joshua C. Sloan  
 DN: C=US, E=sloan@vika.com, O=VIKA MD-LLC-GU=Planning & Landscape Architecture Department, CN=Joshua C. Sloan  
 Date: 2024.09.11 17:03:25-04'00'

09/11/2024  
 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 \_\_\_\_\_.