

**BRADLEY HILLS - 5315 GOLDSBORO ROAD,
ADMINISTRATIVE SUBDIVISION NO. 620240130**

**FINAL FOREST CONSERVATION PLAN NO. F20240640
REGULATORY EXTENSION REQUEST NO. 2**

Description

Second request to extend the review period, from October 3, 2024 to November 3, 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-90 Zone. The extension will allow time for proper noticing to occur. The application was posted on the September 26, 2024 Agenda, however due to a noticing error, postponement of the hearing date is required.

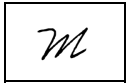
No. 620240130

Completed: September 18,
2024

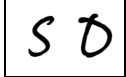
MCPB
Item No. Preliminary
Matters
September 26, 2024

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Planning Staff



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LOCATION/ADDRESS

5315 Goldsboro Road

MASTER PLAN

1990 Bethesda Chevy Chase Master Plan

ZONE

R- 90 Zone

PROPERTY SIZE

1.05 Acres

APPLICANT

Karka Holdings LLC

ACCEPTANCE DATE

April 3, 2024

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 Application for Administrative Subdivision Plan No. 620240130 was accepted on April 3, 2024. A Development Review Committee (DRC) meeting was held for this Application on April 23, 2024, with a subsequent resubmittal due on May 8, 2024. The original 90-day regulatory review period expiration was July 2, 2024. On June 27, 2024, the Planning Board approved a three-month extension of the review period to October 3, 2024.
- The Applicant is requesting an additional one (1) month extension of the review period to November 3, 2024.
- This extension will allow time for proper noticing to occur. The application was posted on the September 26, 2024 Agenda, however an error on the notice requires postponement of the hearing date.
- 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: _____ **Plan No.** _____

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan	<input checked="" type="checkbox"/> Administrative Subdivision Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> 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 _____.