

## KIRK FARM, PRE-PRELIMINARY PLAN NO. 720240020

### REGULATORY EXTENSION REQUEST NO. 1

#### Description

Request to extend review period, from October 8, 2024 to December 8, 2024; Application to obtain binding direction from the Planning Board on site access and required improvements on Tall Timbers Road for the creation of one lot for one single-family detached unit

No. 720240020

Completed: 09-20-2024

MCPB

Item No. 1  
10-3-2024

2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902

## Planning Staff

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PB	Patrick Butler, Chief, UpCounty Planning, <a href="mailto:Patrick.Butler@montgomeryplanning.org">Patrick.Butler@montgomeryplanning.org</a> , 301-495-4561

### LOCATION/ADDRESS

2505 Tall Timbers Road

### MASTER PLAN

2005 Olney Master Plan

### ZONE

R-200

### PROPERTY SIZE

1.5 Acres

### APPLICANT

Marcella & Eliza Wozniak

### ACCEPTANCE DATE

7/10/2024

### REVIEW BASIS

Chapter 50 and 22A

## Summary

- Section 50.4.1.E of the Subdivision Ordinance generally states that Pre-Preliminary Plan applications must be scheduled for a public hearing within 90 days after the acceptance date. The Planning Board may, however, extend this period.
- The Application was accepted on July 10, 2024, which established a Planning Board date no later than October 8, 2024.
- The Applicant is requesting an additional 2-month extension of the review period to December 8, 2023.
- This extension will allow the Applicant time to gain necessary agency approval letters from Department of Permitting Services Fire & Rescue and Montgomery County Department of Transportation.
- 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



**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:       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*

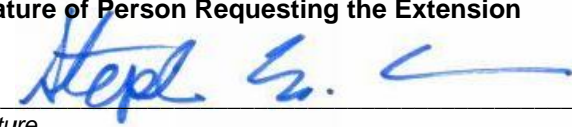
\_\_\_\_\_  
*City*      *State*      *Zip Code*

\_\_\_\_\_  
*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 \_\_\_\_\_.