

**ANCIENT OAK
ADMINISTRATIVE SUBDIVISION PLAN NO. 620240220 AND
PRELIMINARY/FINAL FOREST CONSERVATION PLAN NO. F20241000
REGULATORY REVIEW EXTENSION REQUEST NO. 1**

Description

Request to extend the regulatory review period to January 16, 2025: Application to create two lots for two single-family detached units.

No. 620240220 & F20241000
Completed: 10-3-2024

MCPB
10-17-2024

2425 Reedie Drive
Floor 14
Wheaton, MD 20902



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Summary

- Section 50.6.3.B.4 of the Subdivision Regulations generally states that Administrative Subdivision Plan applications must be scheduled for a public hearing within 90 days after the date of acceptance.
- Application for Administrative Subdivision Plan No. 620240220 was accepted on July 24, 2024, which established a Planning Board date no later than October 22, 2024.
- The Applicant requests an extension of the review period until January 16, 2025, to allow sufficient time for the applicant to address DRC comments mainly related to driveway access and frontage improvements.
- Staff recommends APPROVAL of the extension request.

Attachment A: Extension Request form

LOCATION

13330 Darnestown Road, Gaithersburg, MD

MASTER PLAN

2002 Potomac Subregion

ZONE

RE-200

PROPERTY SIZE

2.26 Acres

APPLICANT

Packard & Associates, LLC

ACCEPTANCE DATE

July 24, 2024

REVIEW BASIS

Chapters 22A, 50, 59



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

Effective: January 29, 2021

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Wheaton, Maryland 20902

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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: Ancient Oak **Plan No.** 620240220/F20241000

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: ~~10/10/2024~~ 10/17/2024

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.)

Dean Packard	Packard & Associates, LLC
<i>Name</i>	<i>Affiliation/Organization</i>
16220 Frederick Road, Suite 300	
<i>Street Address</i>	
Gaithersburg	MD
<i>City</i>	<i>State</i>
(301) 208-0250	dean@packardassociatesllc.com
<i>Telephone Number</i>	<i>E-mail</i>
	20877
	<i>Zip Code</i>

We are requesting an extension for 3 months until ~~01/09/2025~~ 01/16/2025

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

Applicant requires substantial amount of time to complete initial comments provided at the time of DRC from M-NCPPC and outside agencies. To date, no resubmissions or revisions has yet to be provided. Staff is seeking three months to provide adequate time to allow the applicant to complete all required certifications requested by outside agencies and M-NCPPC staff. This time will provide efficient time for all agencies to finalize all memos and certifications.

Signature of Person Requesting the Extension


Signature

70-1-24
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 _____.