™ Montgomery Planning

16998 OVERHILL ROAD: PRELIMINARY PLAN NO. 120240060 REGULATORY EXTENSION REQUEST NO.4

Description

Request to extend the regulatory review period until January 9, 2025. Application to create one lot for an independent living facility.

Staff recommends approval of the extension request until January 9, 2025.

N0. 120240060

COMPLETED: 11-08-2024

MCPB Item No.3 11-21-2024 2425 Reedie Drive Floor 13 Wheaton, MD 20902

Montgomeryplanning.org



Katie Mencarini, Planner IV, Upcounty Planning, Katherine.Mencainir@montgomeryplanning.org 301-495-4549



Patrick Butler, Chief, Upcounty Planning, 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



- 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.
- On September 26, 2024, the Planning Board granted the Applicant a 2-month extension until November 24, 2024.
- The Applicant is requesting an additional 1.5-month extension until January 9, 2025 (Attachment A) to address comments on the Site access and storm drain study and obtain approval from MCDOT.
- 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 through January 9, 2025.



Signature

Montgomery County Planning DepartmentMaryland-National Capital Park and Planning Commission

2425 Reedie Drive Wheaton, Maryland 20902

Phone 301.495.4550

Effective: January 29, 2021

Date

Wheaton, Maryland 20902			omeryplanning.org		Fax 301.495.1306
REGULATORY REVIE	W EXT	ENSION R	REQUEST		
			☐ Request #	‡1 ☐ Reques	st #4
="		M-NCPPC	Staff Use Only		
File Number Date Received			MCPB Hearing Date		
Plan Name:				Plan No	
This is a request for extension of:	0	Project Plan Preliminary P	lan 🗆	Sketch Plan Site Plan	
The Plan is tentatively scheduled	for a Planr	ning Board pub	olic hearing on:		
The Planning Director may postpo beyond 30 days require approval				nout Planning Board	d approval. Extensions
Person requesting the extensio	n:				
☐ Owner, ☐ Owner's Representative	e, 🛭 Staff	(check applicable.	.)		
Name	Affiliation/Organization				
Street Address					
City				State	Zip Code
Telephone Number Fax Nu	mber	E-mail			
We are requesting an extension for	or	months u	ntil		
Describe the nature of the extensi	on reques	t. Provide a se	eparate sheet if ne	cessary.	
Signature of Person Requesting	the Exte	nsion			

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 Plann	ing 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
·	