

# 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.

NO. 120240060

COMPLETED: 11-08-2024

MCPB

Item No.3

11-21-2024

2425 Reddie Drive

Floor 13

Wheaton, MD 20902



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**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.
- 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.



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