

**BURTONSVILLE WAWA, PRELIMINARY PLAN NO. 120240160,
SITE PLAN NO. 820240170 & FOREST CONSERVATION PLAN NO.
F2024021A REGULATORY EXTENSION REQUEST NO. 1**

Description

Request to extend the regulatory review period to January 9, 2025; Application to create one recorded lot for a proposed Automobile Filling Station demo and rebuild.

No. 120240160, 820240170 &

F2024021A

Completed: 11/25/2024

MCPB

Item No.

12/5/2024

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

Planning Staff



Phillip Estes, Planner III, Upcounty Division, 301-495-2176, phillip.estes@montgomeryplanning.org

Patrick Butler, Chief, Upcounty Division, 301-495-4561, Patrick.Butler@montgomeryplanning.org

LOCATION/ADDRESS

15585 & 15595 Old Columbia Pike, Burtonsville
20866

MASTER PLAN

2012 *Burtonsville Crossroads Neighborhood Plan*

ZONE

CRTF-1.5

PROPERTY SIZE

3.37 Acres

APPLICANT

Dong Ya, LLC and Hong Cheng, LLC

ACCEPTANCE DATE

06/26/2024

REVIEW BASIS

Ch. 50 & Ch. 22A

Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. Section 59.7.3.4.C provides a 120-day review period for Site Plan hearings. However, the Planning Board may extend this period.
- The Application was accepted on June 26, 2024.
- The Applicant is requesting an extension of the review period, to January 9, 2025.
- This extension will allow the Applicant time to address remaining subdivision comments, forest conservation comments, and obtain agency approvals.
- 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: 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 _____.