

IGLESIA DE CRISTO MI EL MARYLAND: PRELIMINARY PLAN NO.120220040 – REGULATORY EXTENSION REQUEST NO.4

Description

Request to extend the regulatory review period to June 30, 2025. Application to create one lot for a religious assembly building and a parsonage.

Staff recommends approval of the extension request.

PRELIMINARY PLAN NO.
120220040

COMPLETED: 12-3-2024

MCPB
12-19-2024

2425 Reddie Drive
Floor 13
Wheaton, MD 20902

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| P B |
| MAB |
| |

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

Mark Beall, Planner IV, Upcounty Planning, Mark.Beall@montgomeryplanning.org, (301)495-1330

LOCATION

Located at 17521 Old Baltimore Road, approximately 410 feet west of Brimstone Academy Court

MASTER PLAN/ ZONE

2005 Olney Master Plan

RNC

PROPERTY SIZE

7.17 Acres

APPLICANT

Nestor Alvarado (Owner Representative)

ACCEPTANCE DATE

May 3, 2023

REVIEW BASIS

Chapters, 22A, 50 & 59



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 May 3, 2023, which established a Planning Board date no later than August 31, 2023. The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date not later than September 28, 2023.
- The Planning Board granted an eight-month extension, and a subsequent six-month extension while Applicant pursued a water and sewer category change from the Montgomery County Council, which was recently granted.
- The Applicant is requesting one final extension of 7-months until June 30, 2025. The Applicant recently received the sewer category change and now needs time to complete their plans.
- 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.



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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #4

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

Plan Name: Iglesia De Cristo Mi El Maryland **Plan No.** 120220040

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: November 30, 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.)

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 Name Affiliation/Organization
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 (301) 204-0913 State Zip Code
 Telephone Number Fax Number E-mail
michele@marylandpropertylaw.com

We are requesting an extension for 7 months until 06/30/2025

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

Extension Request No 4: This preliminary plan application for a house of worship was subject to County Council approval of a water/sewer category change application. The Council unanimously approved the WSCCR on April 23, 2024, after a review period of several years. The project must now undergo final subdivision review, including stormwater management review under the Council's directive that impervious coverage be no more than 10% on that portion of the site located in the Hawlings River watershed, and on the Northwest Branch portion of the property that impervious coverage be reduced "to the maximum extent reasonably possible given the proposed use." The applicant has been pursuing these approvals and continues to revise its building footprint and impervious surface coverage to bring the plan into compliance with the approved WSCCR. Developing the site layout is complicated by a road dedication and designing over two watersheds with different impervious coverage. We request a six-month extension to June 30, 2025 to finalize these revisions, which require highly technical drawings and detailed site calculations.

Signature of Person Requesting the Extension

Michele McDaniel Rosenfeld

12/02/2024
 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 _____.