

GARRETT PARK

ADMINISTRATIVE SUBDIVISION NO. 620240230

EXTENSION REQUEST NO. 2

Description

Request to extend the regulatory review period for the Administrative Subdivision for three months, from January 16, 2025 to April 17, 2025. Staff recommends approval of the extension request.

No. 620240230
Completed: 1-24-2025

MCPB
Item No. 3
1-30-2025

Montgomery County Planning Board
2425 Reedie Drive
Floor 14
Wheaton, MD 20902



Erin Fowler, Planner II, Midcounty Planning, Erin.Fowler@montgomeryplanning.org, 301-495-1334

Matthew Folden, Supervisor, Midcounty Planning, Matthew.Folden@montgomeryplanning.org, 301-495-4539

Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

LOCATION:

Keswick Street, 220 feet south of Oxford Street;
10701 Keswick Street, Garrett Park, MD

MASTER PLAN

1992 North Bethesda/Garrett Park Master Plan

ZONE

R-90

PROPERTY SIZE

1.38 acres

APPLICANT

Charles Andrews

ACCEPTANCE DATE:

September 18, 2024

REVIEW BASIS:

Chapter 50



Summary

- Section 50.6.3.B.4. of the Subdivision Regulations states that the Director must take action on an administrative subdivision plan or schedule a public hearing within 90 days after the date an application is accepted.
- The Application was accepted on September 18, 2024, with a 90-day regulatory review period expiration of December 17, 2024.
- On December 14, 2024, the Planning Director approved a one-month extension of the regulatory review period until January 16, 2025, to address fire access comments.
- The Applicant requests an extension of the regulatory review period until April 17, 2025, to address remaining fire access comments.
- The extension request form erroneously states a March 14, 2025 expiration. The date has been updated to April 17, 2025, as clarified in Attachment B.
- Staff supports the Applicant’s request to extend the review period to April 17, 2025.

ATTACHMENTS

Attachment A: Applicant’s extension request

Attachment B: Extension request date correction

ATTACHMENT A



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

Effective: January 29, 2021

2425 Reedie Drive
Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: Garrett Park **Plan No.** 620240230

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.)

Charles Andrews and Elin Quigley		Owners	
<i>Name</i>		<i>Affiliation/Organization</i>	
10701 Keswick Road			
<i>Street Address</i>			
Garrett Park		MD	20896
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 942-4567		candrews@sspa.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 3 months until 03/14/2025 Per Attachment B, revised date 04/17/2025

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

We are still working out solutions which the fire marshal will agree to for approval of the fire access. We are close to working this out and will then complete the remaining tasks for approval.

Signature of Person Requesting the Extension

Charles Andrews
Signature

01/14/2025
Date

ATTACHMENT A

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 _____.

ATTACHMENT B

From: [Dean Packard](#)
To: [Fowler, Erin](#)
Cc: [Folden, Matthew](#)
Subject: RE: Garrett Park - Fire Access
Date: Thursday, January 16, 2025 8:50:42 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Let's be safe with 4/17. I will work hard to get it done before.
Dean Packard, PE

From: Fowler, Erin <Erin.Fowler@montgomeryplanning.org>
Sent: Wednesday, January 15, 2025 10:24 AM
To: Dean Packard <dean@packardassociatesllc.com>
Cc: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: RE: Garrett Park - Fire Access

Hi Dean,

The extension request you sent states a request for a 3-month extension until 3/14. However, a 3-month extension would be 4/17. I wanted to confirm if you are looking for a 2-month extension until March, or a 3-month extension until April. Please let me know.

Thank you,
Erin



Erin Fowler

Planner II, Midcounty Planning Division

Montgomery County Planning Department
2425 Reddie Drive, 13th Floor Wheaton, MD 20902
erin.fowler@montgomeryplanning.org
o: 301.495.1334

