

# BRADLEY HILLS GROVE SECTION 2, PRELIMINARY PLAN 120230090 8509, 8513 MEADOWLARK LANE, EXTENSION REQUEST #4

## Description

Request to extend review period, from March 13, 2025, to September 13, 2025, for a Preliminary Plan application to create four lots for residential use in the R-90 zone; On Meadowlark Lane, 475 feet southeast of Burning Tree Road; 2.26 acres; 1990 Bethesda Chevy-Chase Master Plan. There is a Forest Conservation Plan associated with the Preliminary Plan that does not require an extension. The extension will allow the Applicant adequate time to coordinate next steps with the Montgomery County Department of Transportation and Planning Staff related to required offsite storm drain improvements.

NO. 120230090

COMPLETED:

MARCH 5, 2025

MCPB

Item No. Preliminary

Matters

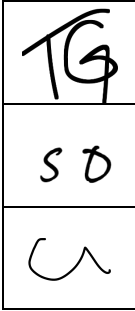
March 13, 2025

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

[Montgomeryplanning.org](http://Montgomeryplanning.org)



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## Summary

### LOCATION:

On Meadowlark Lane, 475 feet southeast of Burning Tree Road

### MASTER PLAN

1990 Bethesda Chevy-Chase Master Plan

### ZONE

R-90

### PROPERTY SIZE

2.26 acres

### APPLICANT

Lane Kurkjian, CAS Engineering  
William Giakoumatos

### ACCEPTANCE DATE:

April 17, 2023

### REVIEW BASIS:

Chapter 50

- Section 50.4.1.E of the Subdivision Regulations states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the date of acceptance. The Planning Board may, however, extend this period.
- The Application for Preliminary Plan No. 120230090 was accepted on April 17, 2023, with an original 120-day regulatory review period expiration on August 15, 2023. A Development Review Committee (DRC) meeting was held for this Application on May 9, 2023.
- The Applicant previously received approval of their first extension from the Planning Board on July 13, 2023, extending the regulatory review period for the Preliminary Plan from August 15, 2023, to February 15, 2024. This extension request was necessary for the Applicant to address initial DRC comments.
- The Applicant subsequently received approval from the Planning Board for a second extension of the regulatory review period from February 15, 2024 to September 12, 2024 in order to address additional comments provided by MCDPS and MCDOT related to required storm drain improvements. A third extension of the regulatory review period, from September 12, 2024, to March 13, 2025, was granted for this matter to allow for coordination with neighboring property owners.
- In an application dated February 25, 2025, the Applicant now requests a fourth extension of the regulatory review period for the Preliminary Plan application from March 13, 2025 to September 13, 2025, as they explore alternative solutions to meet the storm drain requirements for MCDOT approval.
- 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 recommends APPROVAL of the fourth extension request.

Attachment:

A. Applicant's Request