

Montgomery Planning

**2811 14TH STREET NE GOSPEL HALL, INC. CHURCH (211 EDNOR ROAD)
PRELIMINARY PLAN NO. 120250050, FOREST CONSERVATION PLAN
AMENDMENT NO. F20250170
REGULATORY REVIEW EXTENSION REQUEST NO. 1**

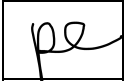
Description

Request to extend the regulatory review period until April 24, 2025; Application to create one (1) lot for an existing detached dwelling unit, one (1) lot for an existing cellular telecommunication tower and a new 10,549 SF religious assembly building, one (1) parcel for parkland dedication, and other site-related improvements.

COMPLETED: 2/14/2025

PLANNING BOARD HEARING DATE: 2/27/2025

Planning Staff



Phillip Estes, AICP, Planner III, Upcounty, Phillip.Estes@montgomeryplanning.org, 301-495-2176



Sandra Pereira, Supervisor, Upcounty, Sandra.Pereira@montgomeryplanning.org, 301-495-2186



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

LOCATION/ADDRESS

211 Ednor Road

MASTER PLAN

1997 *Cloverly Master Plan*

ZONE

Residential Estate-2 (RE-2)

PROPERTY SIZE

15 acres

APPLICANT

Walter Bowie

ACCEPTANCE DATE

October 30, 2024

REVIEW BASIS

Chapters 22A and 50

Summary:

- Section 50.4.1.E of the Subdivision Regulations generally states that a Preliminary Plan application must be scheduled for a public hearing within 120 days after the acceptance date.
- Preliminary Plan Amendment No. 120250050 was accepted on October 30, 2024, which established a Planning Board date no later than February 27, 2025.
- The Applicant requests a two-month extension, which will establish a Planning Board date no later than April 24, 2025. This will allow the Applicant additional time to finalize the sewer line survey to establish the limits of disturbance and forest conservation easements, and to address Fire & Rescue comments.
- Staff recommends APPROVAL of the extension request.
- Attachment A: Time Extension Request form

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant one extension 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 _____ (this date must be a schedule Planning Board hearing date).

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 of the Planning Board public hearing date from _____ until _____ (this date must be a scheduled Planning Board public hearing date).