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



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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



Montgomery County Planning DepartmentMaryland-National Capital Park and Planning Commission

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Effective: December 4, 2024 Phone 301.495.4550

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		M-NCPPC	C Staff Use Only		
File Number Date Received			MCPB Hearing Dat	е	
Plan Name:				Plan No	
This is a request for extension of	:	,	·	Sketch Plan Site Plan	
The Plan is tentatively scheduled Board hearing date within the revenue Planning Director may postpoeyond 30 days require approva Person requesting the extensi	view period one the pu I from the I on:	l): ublic hearing for Planning Board.	up to 30 days wi		_
☐ Owner, ☐ Owner's Representati	ve, 🛭 Sta	ff (check applicable	.)		
Name	Affiliation/Organization				
Street Address					
City				State	Zip Code
Telephone Number Fax N	lumber	E-mail			
We are requesting an extension a scheduled Planning Board heat Describe the nature of the exten	ring date).			ecessary.	(this date must be
Signature of Person Requesting Thomas O. Q	_	ension			
Signature Signature	yiii				 Date

Extension Review

_____ (this date must be a scheduled Planning Board public hearing date).