

KOREAN MISSION CHURCH, PRELIMINARY PLAN NO. 120240050

REGULATORY EXTENSION REQUEST NO. 3

Description

Request to extend the regulatory review period by 3 months, until June 26, 2025. An application to create one lot for one existing single-family detached dwelling unit and one lot for a religious institution, including adult daycare.

No. 120240050

Completed: March 21, 2025

MCPB

Item No.

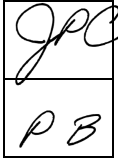
Date: April 3, 2025

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

Planning Staff



Jonathan Casey, Planner III, Upcounty Division, 301-495-2162,
Jonathan.Casey@montgomeryplanning.org

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

LOCATION/ADDRESS

Located at 1201 Ashton Road, on the south side of Ashton Road, approximately 3,600 feet west of the Howard County line.

MASTER PLAN

1998 *Sandy Spring/Ashton Master Plan*

ZONE

Rural Cluster (RC)

PROPERTY SIZE

28.22 acres

APPLICANT

Daniel Chung, Pastor

Korean Mission Church

ACCEPTANCE DATE

April 3, 2024

REVIEW BASIS

Chapters 50, 59 and 22A

Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. However, the Planning Board may extend this period.
- The Application was accepted on April 3, 2024, which established a Planning Board date no later than August 1, 2024.
- The Applicant received a 5-month extension of the review period to January 1, 2025.
- The Applicant received a 3-month extension of the review period from January 2, 2025 to April 3, 2025.
- The Applicant is requesting a 3-month extension of the review period from April 3, 2025 to June 26, 2025.
- This extension will allow the Applicant time to submit plans reflecting changes to the proposed building, complete an archaeological survey/report on a known burial site located on the Property and obtain agency approval letters.
- 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 Subdivision Regulations.
- Staff recommends APPROVAL of the extension request.

Attachment A: Applicant's request



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

Effective: January 29, 2021

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 Wheaton, Maryland 20902

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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2 #3

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

Plan Name: Korean Mission Church **Plan No.** 120240050 and

F20240360

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: 04/03/2025

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.)


Soo Lee-Cho, Esq.		BBS&G - Attorney for the Applicant	
<i>Name</i>		<i>Affiliation/Organization</i>	
7315 Wisconsin Avenue, Suite 800W			
<i>Street Address</i>			
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<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 656-2707		sleecho@bregmanlaw.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 3 months until 06/26/2025

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

The Applicant requires additional time to complete an archaeological survey/report on a known family burial site located on the property and a redesign of the proposed church/adult day care building, reducing the proposed structure to three levels of finished space, i.e., 2-stories with basement.

Signature of Person Requesting the Extension


 Signature

03/13/2025
 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 _____.