

GARRETT PARK

ADMINISTRATIVE SUBDIVISION NO. 620240230

EXTENSION REQUEST NO. 3

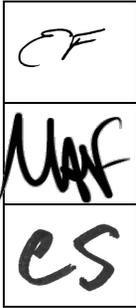
Description

Request to extend the regulatory review period for the Administrative Subdivision for 60 days, from April 17, 2025 to June 18, 2025. Staff recommends approval of the extension request.

No. 620240230
Completed: 4-21-2025

MCPB
Item No. 3
4-24-2025

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 Director may postpone the public hearing once, by up to 30 days, without Board approval.
- 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.
- On January 29, 2025, the Planning Board approved a second extension to extend the review period from January 16, 2025 to April 17, 2025
- The Applicant is requesting a two-month (60 day) extension of the regulatory review period, which requires Planning Board approval. The regulatory extension, from April 17, 2025, to June 18, 2025, is requested to address remaining fire access comments.
- Staff supports the Applicant’s request to extend the review period to June 18, 2025.

ATTACHMENTS

Attachment A: Applicant’s extension request

ATTACHMENT A



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

Effective: December 4, 2024

2425 Reedie Drive
Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550
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REGULATORY REVIEW EXTENSION REQUEST

M-NCPPC 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 (this date is the last scheduled Planning Board hearing date within the review period): 4/17/2025
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.)

Dean Packard, PE		Project Engineer / Packard & Associates, LLC	
<i>Name</i>		<i>Affiliation/Organization</i>	
204 Monroe Street, Suite 201A			
<i>Street Address</i>			
Rockville		MD	20850
<i>City</i>		<i>State</i>	<i>Zip Code</i>
3012080250		dean@packardassociatesllc.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 60 days/ months until _____ (this date must be a scheduled Planning Board hearing date).

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

We are awaiting a letter from the fire marsall which we believe is almost ready. All other comments are being addressed and will be resubmitted this month.

Signature of Person Requesting the Extension

Signature

04/15/25
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 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 scheduled 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).