

Montgomery Planning

**2811 14TH STREET NE GOSPEL HALL, INC. CHURCH
PRELIMINARY PLAN NO. 120250050,
FOREST CONSERVATION PLAN AMENDMENT NO. F20250170
REGULATORY REVIEW EXTENSION REQUEST NO. 2**

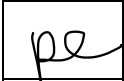
Description

Request to extend the regulatory review period until July 31, 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: 4/11/2025

PLANNING BOARD HEARING DATE: 4/24/2025

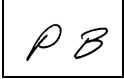
Planning Staff



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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.
- On February 27, 2025, the Planning Board granted an extension of the regulatory review period until April 24, 2025.
- The Applicant requests a time extension, which will establish a Planning Board date no later than July 31, 2025. This will allow the Applicant additional time to address Fire & Rescue comments related to a proposed underground fire suppression and building sprinkler system.
- Staff recommends APPROVAL of the extension request.
- Attachment A: Time Extension Request form



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Effective: December 4, 2024

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: _____ **Plan No.** _____

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> 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): _____
 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.)

<i>Name</i>	<i>Affiliation/Organization</i>	
<i>Street Address</i>		
<i>City</i>	<i>State</i>	<i>Zip Code</i>
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for _____ 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.

Signature of Person Requesting the Extension

Thomas S. Zyla

Signature

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 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).