

**ALTA VISTA GARDENS - LOT 9 BLOCK A**

**ADMINISTRATIVE SUBDIVISION NO. 620250100**

**REGULATORY EXTENSION REQUEST NO. 2**

Request to extend the regulatory review period for Administrative Subdivision No. 620250100 for 30 days, from July 17, 2025, to August 16, 2025. Staff recommends approval of the extension request.

No. 620250100  
Completed: 7/11/25

MCPB  
Item No. 3  
7-17-2025

Montgomery County  
Planning Board  
2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902

## Planning Staff



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Carrie Sanders, Chief, East County Planning, [Carrie.Sanders@montgomeryplanning.org](mailto:Carrie.Sanders@montgomeryplanning.org), 301-495-4653

### LOCATION/ADDRESS

On Ipswich Road West of Broad Street

### MASTER PLAN

The 1992 *North Bethesda Garrett Park Master Plan*

### ZONE

R-60

### PROPERTY SIZE

0.43 Acres

### APPLICANT

ASP 5900 Ipswich Road, LLC

### ACCEPTANCE DATE

March 19, 2025

### REVIEW BASIS

Chapter 50

## Summary

- Section 50.6.3.B.4. provides a 90-day review period for Administrative Subdivision Plans after the date an application is accepted.
- The Application was accepted on March 19, 2025, which established a review period expiring on June 17, 2025.
- The Applicant received a Director Level approval on June 20, 2025, for a 30-day extension of the regulatory review period from June 20, 2025, to July 17, 2025.
- The Applicant is requesting a 30-day extension of the regulatory review period, which requires Planning Board approval. The regulatory extension is required to allow for the Administrative Subdivision to be scheduled for a Hearing on July 31, 2025.
- Staff recommends APPROVAL of the extension request.

#### Attachment:

- A. Applicant's Request

# ATTACHMENT A

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

Effective: December 4, 2024

2425 Reedie Drive  
Wheaton, Maryland 20902

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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:** Alta Vista Gardens - Lot 9 Block A

**Plan No.** 620250100

This is a request for extension of: ☐ Project Plan ☐ Sketch Plan ☒ Administrative Subdivision 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): 07/17/2025

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.)

Rich Ingram		Agent - Charles P. Johnson & Associates	
<i>Name</i>		<i>Affiliation/Organization</i>	
1751 Elton Road, Suite 300			
<i>Street Address</i>			
Silver Spring		MD	20903
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 434-7000	(301) 434-9394	ringram@cpja.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 1 \_\_\_\_\_ ☐ days/ ☒ months until 08/16/2025 (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 requesting an extension for this Administrative Subdivision Plan. All agency approvals have been obtained however adjacent owners still have concerns with subdivision and Staff is working with them to address.

#### Signature of Person Requesting the Extension

Rich Ingram

Digitally signed by Rich Ingram  
DN: C=US, E=ringram@cpja.com, CN=Rich Ingram  
Date: 2025.07.09 07:08:06-04'00'

Signature

07/09/2025

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 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).