



10202 Falls Road: Extension Request for Administrative Subdivision No. 620180030

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Staff Report Date: 3/14/18

Description

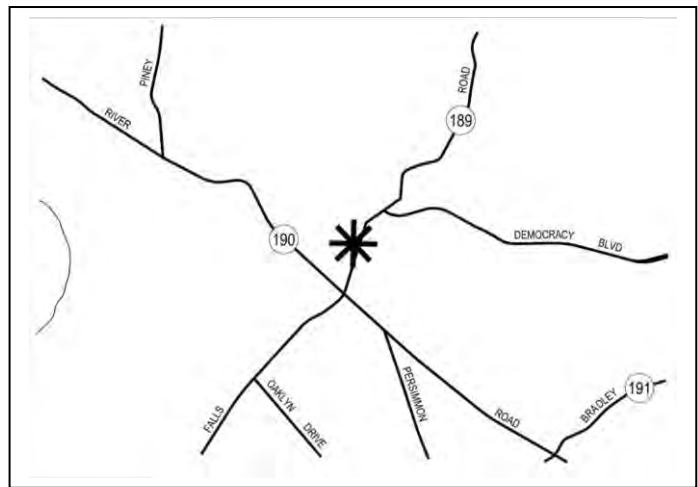
10202 Falls Road: Extension Request for Administrative Subdivision No 620180030:

Request to extend the regulatory review period by 3 months to July 19, 2018; to subdivide the Subject Property into 2 lots for 2 detached single-family houses, located at 10202 Falls Road; 1.14 acres, R-200; 2002 Potomac Subregion Master Plan.

Applicant: Terrier Falls LLC

Submittal Date: December 7, 2017

Review Basis: Chapter 22A, Chapter 50



Summary

Section 50.6.3.B.3 of the Subdivision Regulations establishes the review procedures for Administrative Subdivision Plan applications and 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 Director or applicant may request an extension beyond the original 30 days with Board approval. Any extension of the public hearing must be noticed on the hearing agenda with the new public hearing date indicated.”

The 10202 Falls Road Administrative Subdivision Plan application was accepted on December 7, 2017, which established a Planning Board date or approval by the Director no later than March 1, 2018. The Planning Director has required that this Administrative Subdivision Plan be acted on by the Board in accordance with Section 50.6.3.B.1. The Planning Board approved a 45-day extension at their February 8, 2018 meeting. During the review period, the Applicant has encountered some difficulty in receiving stormwater concept approval from the Department of Permitting Services (DPS). In order to complete additional infiltration testing the Applicant requests an extension. The submitted extension is requesting an additional 3 months of review time to complete the testing and resubmit a stormwater concept to the DPS, which would bring the Administrative Subdivision Plan before the Planning Board no later than July 19, 2018.

Staff recommends **approval** of this extension request.

Attachment A: Applicant’s extension request



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

Effective: December 5, 2014

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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: 10202 Falls Road **Plan No.** 620180030

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: 3/22/18

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.)


Craig Kazanjian		Terrier Falls, LLC	
<i>Name</i>		<i>Affiliation/Organization</i>	
14660 Rothgeb Drive, Suite 201			
<i>Street Address</i>			
Rockville		MD	20850
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 438-2211	(301) 438-3625	craig@kazbrothers.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 3 months until July 19, 2018

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

Extension will allow the time needed to work through plan revisions with the County Staff.

Signature of Person Requesting the Extension

Signature 

2/27/2018
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 _____.