Son of David: Preliminary Plan No. 120170220

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Description
Son of David: Preliminary Plan No. 120170220
Request to extend the regulatory review period for Preliminary Plan No. 120170220: an Application to create a lot from a parcel of land to construct a synagogue (Religious Assembly), located on the north side of Norbeck Road, approximately 50 feet east of Wintergate Drive; 2.39 acres, RE-2 Zone; Olney Master Plan.

Applicant: Dennis Karp
Submittal Date: March 21, 2017
Review Basis: Chapter 22A, Chapter 50, Chapter 59

Summary
Section 50.4.1.E of the Subdivision Regulations establishes the review procedures for a Preliminary Plan application and states that:

"the Board must schedule a public hearing to begin within 120 days after the date the Director accepts an application. The Director may postpone the public hearing by up to 30 days once without Board approval. The Director or applicant may request one or more extensions beyond the original 30 days with Board approval. The Board must notice the public hearing and indicate the new hearing date on the Board’s agenda. An application that was filled before February 13, 2017 is not subject to the subsection."

The Son of David Preliminary Plan application was accepted on March 21, 2017, which established a Planning Board date no later than July 19, 2017. A 30-day extension would only extend the review cycle until August 18, 2017, when the Planning Board is on recess. In a letter dated July 17, 2017, the Applicant has requested a 78-day extension for additional time to coordinate frontage improvements with the Maryland State Highway Administration, and to resubmit updated plans to all agencies. The letter requests a new Planning Board hearing date no later than October 5, 2017.

Staff recommends approval of this extension request.

Attachment A: Applicant’s extension request
REGULATORY PLAN EXTENSION REQUEST

☐ Request #1  ☐ Request #2

File Number ____________________________  MCPB Hearing Date ____________________________
Date Received ____________________________

Plan Name: Son of David
Plan No. 120170220

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: July 27, 2017

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.)

Donald Rohrbaugh
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We are requesting an extension for 78 DAYS until October 5, 2017

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

Extension to allow additional time for regulatory review by staff and agencies. Project design was delayed by coordination with MdSHA to obtain permission for new property entrance from Norbeck Road to cross adjacent MdSHA property. New entrance alignment to be provided by ingress / egress easement on record plat. Revised plans were submitted to M-NCPCC staff in June, but according to staff, additional time is necessary for review to be completed. In addition, the review time window has now crossed the Planning Board’s August recess schedule and must be extended into September.

Signature of Person Requesting the Extension

July 17, 2017
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 ________________.