

Son of David: Preliminary Plan No. 120170220

JPC
SP
RW

Jonathan Casey, Senior Planner, Area 3, Jonathan.Casey@montgomeryplanning.org, 301-495-2162

Sandra Pereira, Acting Supervisor, Area 3 Sandra.Pereira@montgomeryplanning.org, (301) 495-2186

Richard Weaver, Acting Chief, Area 3 Richard.Weaver@montgomeryplanning.org, (301) 495-4544

Staff Report Date: 7/19/17

Description

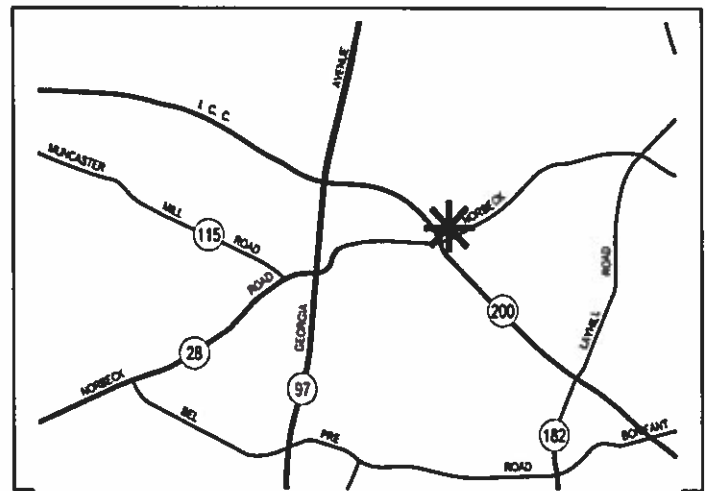
Son of David: Preliminary Plan No. 120170220

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

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 _____.