



Beallmount Grove, Parcel 3: Administrative Subdivision Plan No. 620170030

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Staff Report Date: 08/25/17

Description

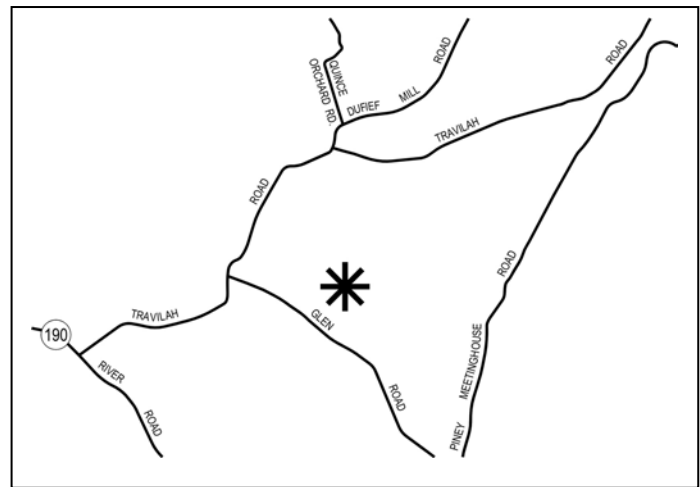
Beallmount Grove, Parcel 3: Administrative Subdivision Plan No. 620170030:

Request to extend the regulatory review period by three months to September 30, 2017; to subdivide the Subject Property into three lots for three detached single family houses, located at 12951 Three Sister Road; 9.866 acres, RE-2; 2002 Potomac Subregion Master Plan.

Applicant: Barry T. Covington

Submittal Date: March 30, 2017

Review Basis: Chapter 22A, Chapter 50



Summary

Section 50.6.3.B.3 of the Subdivision Regulations establishes the review procedures for an Administrative Subdivision Plan application 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.”

The Beallmount Grove, Parcel 3 Administrative Subdivision Plan application was accepted on March 30, 2017. However, an Administrative Subdivision Plan which includes a Forest Conservation Plan cannot, at this time, be approved administratively under County Code. The submitted extension is requesting an additional 90 days based on the date of Application acceptance in order to bring the Application to the Planning Board at the end of September 2017. This extension will allow staff to finalize the forest conservation and tree variance before proceeding to the public hearing.

Staff recommends **approval** of this 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: Beallmount Grive, Parcel 3 **Plan No.** 620170030

This is a request for extension of: Project Plan Sketch Plan X Administrative Subdivision Plan
 Preliminary Plan Site Plan Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: September 28, 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)

Ryan Sigworth, AICP	M-NCPPC
<i>Name</i>	<i>Affiliation/Organization</i>
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<i>City</i>	<i>State</i>
(301) 495-2112	20910
<i>Telephone Number</i>	<i>Zip Code</i>
ext. Fax Number	ryan.sigworth@montgomeryplanning.org
	<i>E-mail</i>

We are requesting an extension for 4 months until October 31, 2017

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

Unexpected complexity with the new administrative subdivision process and the need for changes to the forest conservation plan and tree variance require more time.

Signature of Person Requesting the Extension

Signature

8-28-17
 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 _____.