



## Old Angler's Cove: Preliminary Plan No. 120170290

RS

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Staff Report Date: 1/9/18

### Description

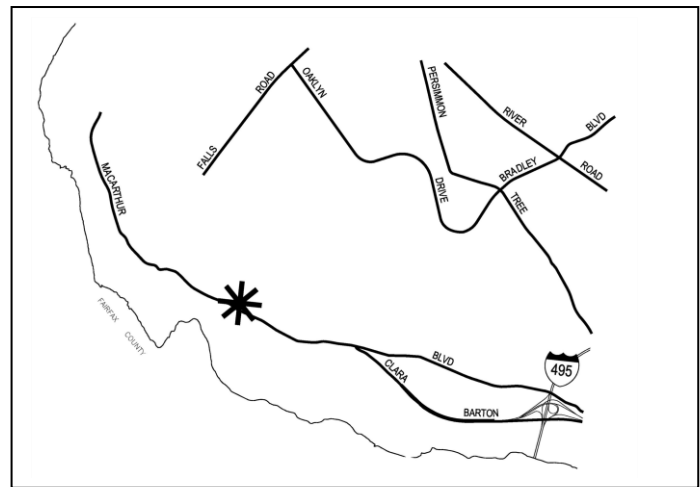
#### Old Angler's Cover: Preliminary Plan No 120170290:

Request to extend the regulatory review period by three months to June 8, 2018; to subdivide the Subject Property into 4 lots for 4 detached single-family houses, located on MacArthur Boulevard approximately 2,475 feet west of Brickyard Road; 1.865 acres, R-200; 2002 Potomac Subregion Master Plan.

**Applicant:** Benjamin Wisler

**Submittal Date:** September 21, 2017

**Review Basis:** Chapter 22A, Chapter 50



### 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 Old Angler's Cover Preliminary Plan application was accepted on September 21, 2018, which established a Planning Board date no later than February 8, 2018. The Planning Director previously approved an extension to March 8, 2018. The submitted extension is requesting an additional 90 days of review time to continue to work on the outstanding issues, which would bring the Preliminary Plan before the Planning Board no later than June 8, 2018. The extension has been necessary to address significant Staff comments from DRC.

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: Old Angler's CovePlan No. 120170290

This is a request for extension of:

☐ Project Plan  
☒ Preliminary Plan

☐ Sketch Plan  
☐ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: March 08, 2018

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.)

Russell E. Reese, LS

Maddox Engineers &amp; Surveyors, Inc.

Name

Affiliation/Organization

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15

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rreese@maddoxinc.com

Telephone Number

ext.

Fax Number

E-mail

We are requesting an extension for 3 months until June 08, 2018

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

A major revision was necessitated at our DRC meeting; reducing from a 4-Lot plan to a 3-Lot plan. Designs are still being produced.

Signature of Person Requesting the Extension

Signature

12/21/17

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 \_\_\_\_\_.