



Seneca Farms: Preliminary Plan No. 120170240 – Extension Request

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Staff Report Date: 1/26/18

Description

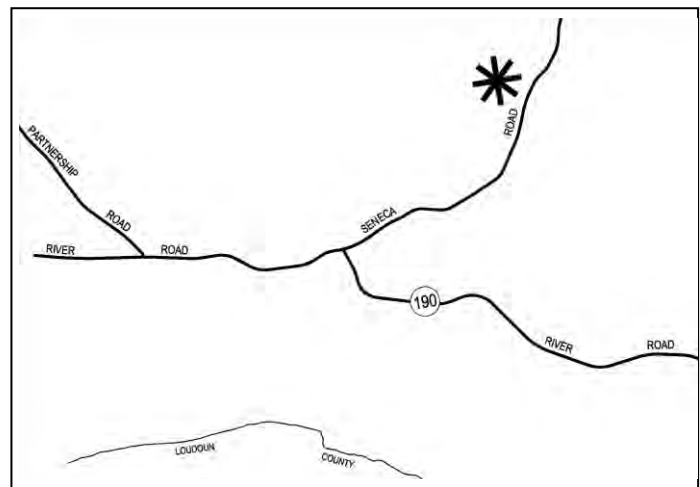
**Seneca Farms: Preliminary Plan No. 120170240**

This is the third request to extend the regulatory review period for Preliminary Plan No. 120170240: an Application to create 27 lots for 27 detached one-family dwellings; located on the west side of Seneca Road (MD 112), approximately 900 feet northeast of Springfield Road; 136.67 acres; RC Zone; Potomac Subregion Master Plan.

**Applicant:** Seneca Farms, LLC.

**Submittal Date:** June 9, 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 Seneca Farms Preliminary Plan application was accepted on June 9, 2017, which established a Planning Board date no later than October 7, 2017. The Director approved a 1 month extension to postpone the hearing until November 2, 2017. The Planning Board then approved an additional 3 month extension to postpone the hearing until February 2, 2018. The Applicant is requesting an additional 3 month extension to respond to comments and revise the Preliminary Plan (Attachment A). Granting the extension establishes a Planning Board date no later than May 2, 2018.

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

Attachment A: 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

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** Seneca Farms      **Plan No.** 120170240

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: 2/2/18

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 )


David W. McKee		Benning & Associates, Inc.	
<i>Name</i>		<i>Affiliation/Organization</i>	
8933 Shady Grove Court			
<i>Street Address</i>			
Gailthersburg		MD	20877
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 948-0240	(301) 948-0241	dmckee@benninglandplan.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 5/2/18

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

Additional time is needed to address comments and obtain approvals from review agencies. Since the initial request for an extension, approval of the Stormwater Management Concept has been obtained from MCDPS. Additional approvals are forthcoming including those from MCDOT and DPS (Well & Septic). In addition, discussions with adjoining property owners affected by this application are on-going and should be concluded soon. The discussions involve access to the new road planned for the subdivision and abandoning access to the existing driveway which currently serves the subject site and the adjoining properties.

**Signature of Person Requesting the Extension**

  
 \_\_\_\_\_  
 Signature

1/24/18  
 \_\_\_\_\_  
 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 \_\_\_\_\_.