Old Angler’s Cove: Preliminary Plan No 120170290

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Description
Old Angler’s Cove: Preliminary Plan No 120170290:
Request to extend the regulatory review period by approximately 5 months to November 1, 2018; to subdivide the Subject Property initially proposed for four (4) lots for four (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 Cove 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. On January 9th, 2018, the Planning Board approved an extension to June 8, 2018. Unfortunately, the resubmittal of these plans during this extension period was unacceptable for making legal findings necessary to approve a preliminary plan. While the Applicant’s requests an extension to October 2, 2018, Staff is concerned that this amount of time is insufficient to bring this application to the Planning Board for consideration. The additional time will allow the Applicant to focus on the revisions necessary to make legal findings and for staff review and package the application for a public hearing. Therefore, Staff is recommending an extension to November 1, 2018.

Staff recommends approval of this extension request.

Attachment A: Applicant’s extension request
** Montgomery County Planning Department  **  
Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
www.montgomeryplanning.org

** REGULATORY PLAN EXTENSION REQUEST **

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** Plan Name:** Old Angler's Cove  
** Plan 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: **June 8th, 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 & Surveyors, Inc.

<table>
<thead>
<tr>
<th>Name</th>
<th>Affiliation/Organization</th>
</tr>
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<tbody>
<tr>
<td>3204 Tower Oaks Boulevard, Suite 200-A</td>
<td></td>
</tr>
<tr>
<td>Rockville</td>
<td>Maryland 20852</td>
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<td>City</td>
<td>State Zip Code</td>
</tr>
<tr>
<td>(301) 762-9001 15</td>
<td>(301) 294-6418 <a href="mailto:rreese@maddoxinc.com">rreese@maddoxinc.com</a></td>
</tr>
<tr>
<td>Telephone Number ext</td>
<td>Fax Number E-mail</td>
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We are requesting an extension for **5** months until **Tuesday - October 2nd, 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]

05/18/2018  
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 ________________.