MCPB
Consent Item
Date: 6/14/18

Mazzi Subdivision, Administrative Subdivision Plan 620180090

Grace Bogdan, Planner Coordinator, Area 1, grace.bogdan@montgomeryplanning.org, (301) 495-4533
Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115
Robert Kronenberg, Chief, Area 1, robert.kronenberg@montgomeryplanning.org, (301) 495-2187

Staff Report Date: 6/04/2018

Description
Location: The east side of 81st Street 200 feet north of 80th Place
Zone: R-90
Master Plan: Bethesda-Chevy Chase Master Plan
Property size: 0.57 acres
Request to extend the review period for an administrative subdivision plan from July 5, 2018, to September 20, 2018.
Applicant: Clark Azar & Associates, Inc.
Acceptance Date: April 10, 2018

Summary
Section 50.6.1.C allows subdivisions for the creation of 3 lots for detached houses under certain circumstances to proceed as an administrative subdivision; however, after receiving the recommendations of the Development Review Committee and considering correspondence from other interested parties, the Director may require that the plan be acted on by the Board.

The Project is located in the Palisades area of the Bethesda-Chevy Chase Master Plan, which is characterized by significant environmental resources as well as neighborhoods with narrow streets. Staff has received multiple letters of correspondence in opposition to the Project. Additionally, there were comments from both MCDOT and staff with concerns about site access. Therefore, the Director has elected to have this Project considered by the Planning Board.

Section 50.6.3.B.3 states that action must be taken within 90 days after an application for an administrative subdivision plan has been accepted. The Director may authorize one 30-day extension and the Planning Board may extend these periods beyond 30 days. The Applicant requested, in an application dated May 30, 2018, that the review period for the Administrative Subdivision Plan be extended from the current date of July 5, 2018, to September 20, 2018, to allow for additional time to respond to requests by MCDOT and Planning. The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance. This is the first extension request associated with the subject project.

Staff recommends APPROVAL of the extension request.

Attachment A: Applicant’s extension request
## REGULATORY PLAN EXTENSION REQUEST

<table>
<thead>
<tr>
<th>FILE NUMBER</th>
<th>M-NCPPC STAFF USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Received</td>
<td>MCPB Hearing Date</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PLAN NAME</th>
<th>PLAN NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mazzì Subdivision</td>
<td>620180090</td>
</tr>
</tbody>
</table>

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: **July 5, 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)

**Jason Azar**  
Clark | Azar & Associates, Inc.

**Name**  
20440 Century Blvd Suite 220  
Germantown, MD 20874

**City**  
(240) 912-3491  
jazar@clarkazar.com

<table>
<thead>
<tr>
<th>Extension Requested</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 months until 9-20-18</td>
<td>5/30/18</td>
</tr>
</tbody>
</table>

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

Due to the nature of the comments, Mr. Mazzì is requesting an additional 77 days to review the comments with his family, legal counsel and architect to make a decision on how best to address them. The input from M-NCPPC staff on 5-18-18 only allowed 2 weeks to address the comments and still meet the submission deadline. This is not enough time to work through all the outstanding issues.

**Signature of Person Requesting the Extension**

**Signature**  
**Date**

5/30/18
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 ________________. 