




## Mazzi Subdivision, Administrative Subdivision Plan 620180090

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Staff Report Date: 6/04/2018

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### Description

Location: The east side of 81<sup>st</sup> Street 200 feet north of 80<sup>th</sup> Place

Zone: R-90

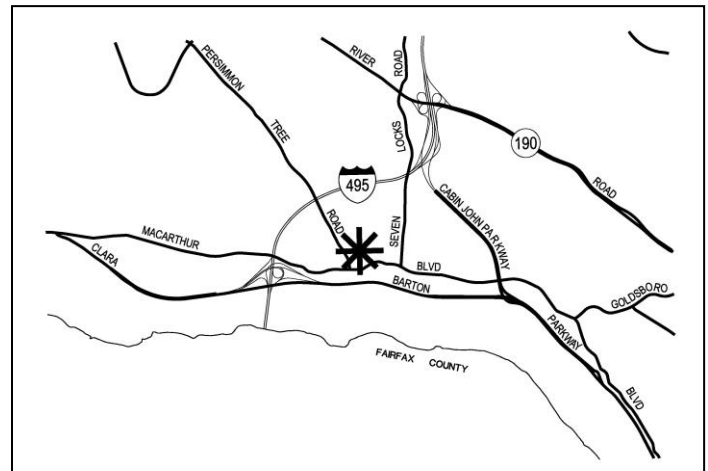
Master Plan: Bethesda-Chevy Chase Master Plan

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



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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:** Mazzi Subdivision      **Plan No.** 620180090

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: 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.)

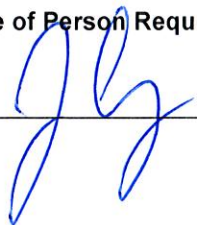
Jason Azar	Clark   Azar & Associates, Inc.
<i>Name</i>	<i>Affiliation/Organization</i>
20440 Century Blvd Suite 220	
<i>Street Address</i>	
Germantown	MD 20874
<i>City</i>	<i>State</i> <i>Zip Code</i>
(240) 912-3491	jazar@clarkazar.com
<i>Telephone Number</i> <i>ext.</i> <i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 3 months until 9-20-18

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

Due to the nature of the comments, Mr. Mazzi 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*

5/30/18  
 \_\_\_\_\_  
*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 \_\_\_\_\_.