



J & M Andrews Farm, Administrative Subdivision Plan No. 620190110, Regulatory Review Extension Request No. 2

JP

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Completed: 9/12/19

Description

J&M Andrews Farm, Administrative Subdivision Plan

No. 620190110: Request to extend the regulatory review period for Administrative Subdivision Plan No. 620190110 from October 10, 2019 to November 11, 2019:

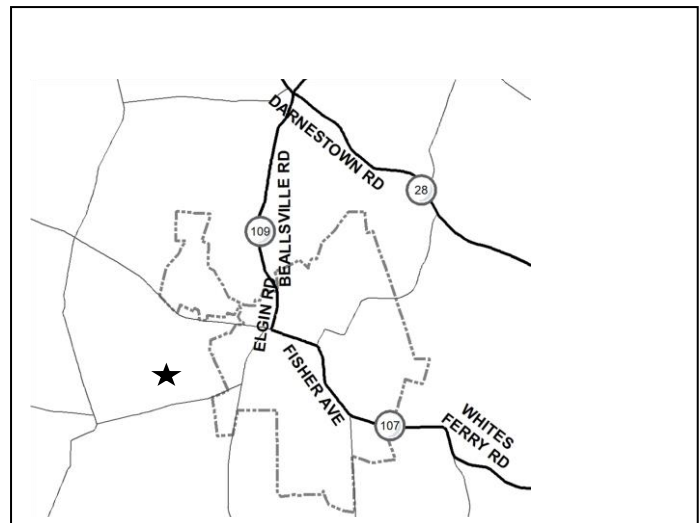
Application to create 3 lots and outlot greater than 5 acres, on Westerly Road, west of West Willard Rd. Parcel: 700; 198.70 acres, Agriculture Reserve (AR), Olney Master Plan.

Recommendation – Approval of the extension request

Applicant: J&M Andrews Farm LLC

Acceptance Date: 06/13/2019

Review Basis: Chapter 50, Chapter 59, Chapter 22A



Summary

Section 50.6.3.B.3 of the Subdivision Regulations, provides that the Director shall take action on or hold a public hearing for Administrative Subdivision Plans no later than 90 days after the date that the applications are accepted. However, the Director may postpone the public hearing by up to 30 days once without Board approval and the Director or applicant may request one or more extensions beyond the original 30 days with Board approval.

Administrative Subdivision Plan No. 620190110 was accepted on June 13, 2019, which established a Planning Board date no later than September 13, 2019. A 30-day extension was granted by the Director to October 10th, 2019. The Applicant is requesting a second extension for one month in order to obtain final comments from the Rustic Roads Advisory Committee (RRAC) since two of the three proposed lots are accessed by way of a Rustic Road. This extension is to allow Staff time to incorporate any recommendations by RRAC into the Staff Report before proceeding to the Planning Board.

Granting the extension establishes a Planning Board date no later than November 11, 2019.

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



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Page 1 of 2

Effective: February 6, 2019

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REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1

☒ Request #2

M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: J & M Andrews Farm

Plan No. 620190110

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: 10/10/2019

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 McKee	Benning & Associates, Inc.		
Name	Affiliation/Organization		
8933 Shady Grove Court			
Street Address			
Gaithersburg	MD	20877	
City	State	Zip Code	
(301) 948-0240	dmckee@benninglandplan.com		
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 1 months until 11/11/2019

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

We are requesting a short extension of this application to allow additional time to collect the outside agency approvals needed to move the application on to the Planning Board. The Rural & Rustic Roads Advisory Committee must weigh on the plan since 2 of the 3 proposed lots are accessed by way of a Rustic road. The Committee met to discuss the plan on August 29th and a letter of recommendations is being prepared but has not been received as of this date. Other approvals including Well & Septic and Fire Department Access Review are in-hand at this time.

In order to allow the RRAC more time to prepare the letter and so there is adequate time for MNCPPC staff to review the letter and prepare the Staff report, we are requesting a 30 day extension.

Signature of Person Requesting the Extension

David William McKee

Digitally signed by David William McKee
DN: c=US, st=MD, l=Gaithersburg, o=Benning & Associates, Inc., cn=David William McKee,
email=dmckee@benninglandplan.com
Date: 2019.09.05 11:50:14 -0400

Signature

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 _____.