



**20035 New Hampshire Avenue, Administrative Subdivision No. 620200010 – Regulatory Review Extension Request No. 1**

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Staff Report Date: 6/08/2020

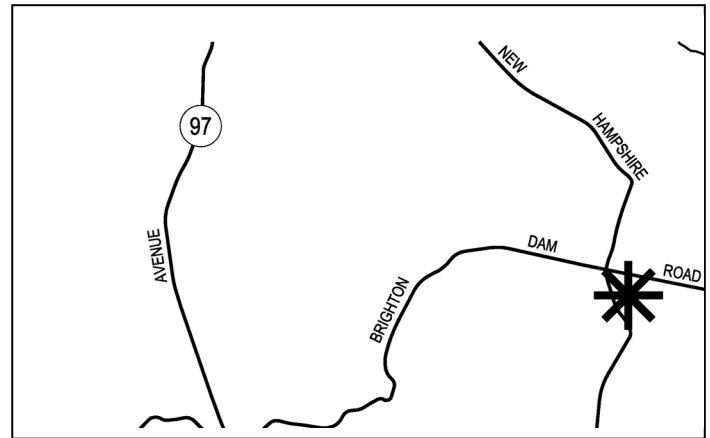
**Description**

**20035 New Hampshire Avenue, Administrative Subdivision No. 620200010:** Request to extend the regulatory review period from March 25, 2020 to September 23, 2020: Application to create one lot for a one detached single-family home; located at 20035 New Hampshire Avenue; 3.61 acres; RC Zone; 2005 Olney Master Plan.

**Applicant:** Mathew Dowling

**Acceptance Date:** March 25, 2020

**Review Basis:** Chapter 50



**Summary**

Section 50.6.3.B.3 of the Subdivision Regulations establishes the review procedures for an Administrative Subdivision application and states that:

“the Director must take action on an administrative subdivision plan or schedule a public hearing within 90 days after the date an application is accepted. The Director may postpone the public hearing once, by up to 30 days, without Board approval. The Director or applicant may request an extension beyond the original 30 days with Board approval. Any extension of the public hearing must be noticed on the hearing agenda with the new public hearing date indicated.”

20035 New Hampshire Avenue, Administrative Subdivision application was accepted on March 25, 2020, which established a Planning Board date no later than September 23, 2020. The Applicant is requesting a 3-month extension, which will provide sufficient time for the applicant to address the frontage improvements and the policy issues around them with staff as well as make revision to the plans based on DRC comments. Granting the extension establishes a Planning Board date no later than September 23, 2020.

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

Attachment A: Applicant’s 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

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** 20035 New Hampshire Avenue      **Plan No.** 620200010

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: June 23, 2020

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>			
Gaithersburg		MD	20877
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 948-0240	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 September 23, 2020

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

The subject Administrative Subdivision application proposes to convert an existing deed parcel into 1 building lot. The subject property is a corner property with a long frontage along New Hampshire Avenue (MD Route 650). There is a master plan recommended on-street bikepath planned for this section of New Hampshire Avenue and it has been determined that the applicant is responsible for some portion of the bikepath. We have been working with Staff to determine a fair and equitable participation in this frontage improvement given the limited nature of this application. Furthermore, Staff has indicated that the Planning Director may defer the decision on this application and bikpath matter to the Planning Board and so a public hearing may be needed. Accordingly, we are requesting an extension of the review period for this application. We have requested 90 days in light of the fact that the Planning Board will be on recess in August.

**Signature of Person Requesting the Extension**

Signature

6-5-2020

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 \_\_\_\_\_.