






Radwick Lane, Preliminary Plan 120200150 and Site Plan 820200120, Regulatory Extension Request #2

-  Parker Smith, Senior Planner, Area 2 Division, Parker.Smith@montgomeryplanning.org, (301) 495-1327
-  Patrick Butler, Supervisor, Area 2 Division, Patrick.Butler@montgomeryplanning.org, (301) 495-4561
-  Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, (301) 495-4653

Staff Report Date: 6/8/20

Description

Request to extend the regulatory review period for Preliminary Plan No. 120200150 and Site Plan Amendment No. 820200120 for approximately two months, from July 9, 2020 to September 3, 2020. Staff recommends the extension request be granted to September 10, 2020, since the Planning Board is on break from August 6, 2020 through September 3, 2020.

Location: on Radwick Lane 1,500 feet south of the intersection of Radwick Lane and Norbeck Road, Aspen Hill.

Master Plan: 1994 *Aspen Hill Master Plan*.

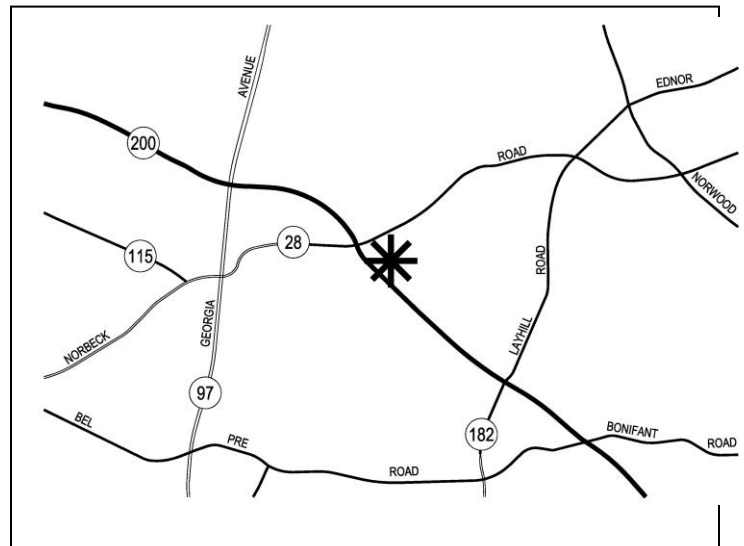
Zone: R-200.

Property Size: 5.8 acres.

Application Accepted: January 7, 2020.

Applicant: Marcello Nucci.

Review Basis: Chapters 50 and 59.



Summary

Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Zoning Ordinance generally states that Preliminary Plan and Site Plan applications must be scheduled for a public hearing within 120-days after the date an application is accepted.

The Application was accepted on January 7, 2020, with a tentative Planning Board date of June 11, 2020. On April 23, 2020, the applicant applied for and received an administrative approval to extend the review period from June 11, 2020 to July 9, 2020.

The Applicant is requesting a regulatory extension of the Preliminary Plan and Site Plan review period for slightly less than two months from July 9, 2020 to September 3, 2020. This is the second regulatory extension request for this project, and also constitutes an extension for more than 30 days; thus, Planning Board action is required. This extension request is necessary to allow the applicant time to address stormwater management comments from the Department of Permitting Services (DPS) that were received on May 22, 2020.

Staff supports the Applicant’s request to extend the review period; however, since the Planning Board is on break from August 6 to September 3, Staff recommends the request be granted from July 9, 2020 to September 10, 2020.

Attachment 1: Applicant’s extension request (dated May 27, 2020).



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Effective: February 6, 2019

Phone 301.495.4550
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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: RADWICK LANE PROPERTY Plan No. 120200150 820200120

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input checked="" type="checkbox"/> Preliminary Plan	<input checked="" type="checkbox"/> Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 07/09/2020

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.)

MARCELLO NUCCI

Name	7304 CONNECTICUT AVENUE		
Street Address	CHEVY CHASE		
City	MD	20815	
(301) 440-7716	cellomarlo@comcast.net		
Telephone Number	Fax Number	E-mail	Zip Code

We are requesting an extension for 2 months until 09/03/20 20

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

WE ARE REQUESTING ADDITIONAL TIME TO ADDRESS SWM CONCEPT COMMENTS THAT WE RECEIVED ON MAY 22, 2020.

Signature of Person Requesting the Extension


Signature

5-27-20
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 _____.