



Hill Farm Lot 12 Block A: Administrative Subdivision Plan No. 620200100, Regulatory Review Extension Request No. 1

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Staff Report Date: 7/10/20

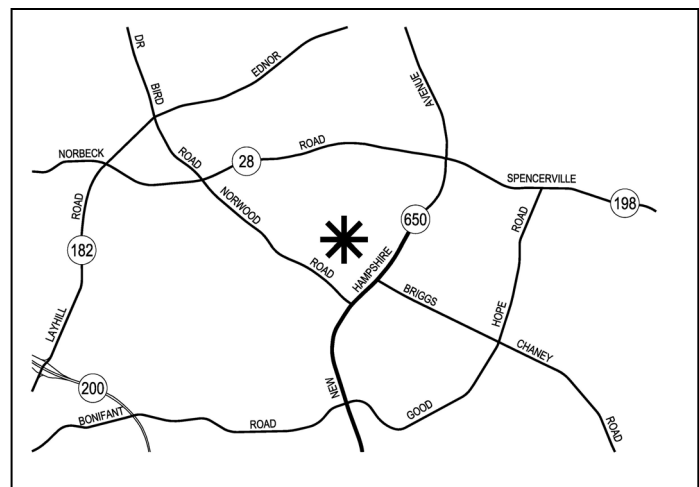
Description

Hill Farm Lot 12 Block A: Administrative Subdivision Plan No. 620200100: Request to extend the regulatory review period for an additional two months until October 2, 2020; Application to create one lot without frontage; 2.01 acres; RE-2 Zone; located approximately 1,500 feet west of the intersection of Norwood Road and New Hampshire Road; 1997 Cloverly Master Plan.

Applicant: Ihab Ali

Acceptance Date: April 21, 2020

Review Basis: Chapter 50 & Chapter 59



Summary

Section 50.6.3.B.3 of the Subdivision Regulations provides 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.

The Hill Farm Lot 12 Block A Administrative Subdivision Plan application was accepted on April 21, 2020, which established a Planning Board date no later than July 23, 2020. The Applicant is requesting an additional two-month extension to address outstanding issues related to meeting fire and rescue and stormwater management requirements and obtain the necessary approvals from MCDPS Fire Department Access and Water Supply Section and MCDPS Water Resources Section, respectively (Attachment A). Granting the extension establishes a Planning Board date no later than October 2, 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: _____ **Plan No.** _____

This is a request for extension of:

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

The Plan is tentatively scheduled for a Planning Board public hearing on: _____

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.)

Name	Affiliation/Organization		
Street Address			
City	State	Zip Code	
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for _____ months until _____

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

Signature of Person Requesting the Extension

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 _____.