



20035 New Hampshire Avenue, Administrative Subdivision No. 620200010 – Regulatory Review Extension Request No. 2

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Staff Report Date: 9/9/2020

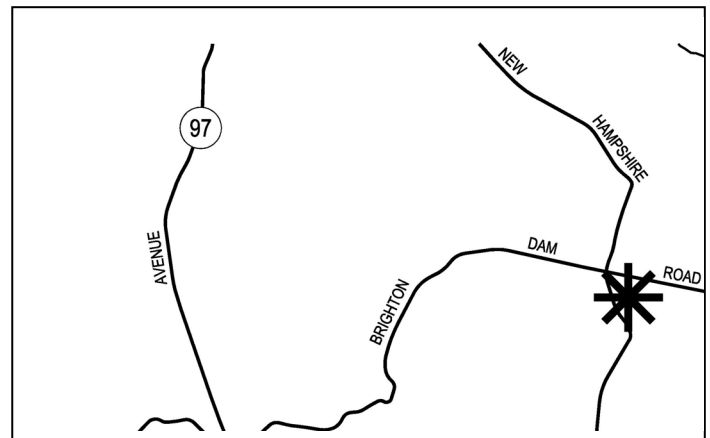
Description

20035 New Hampshire Avenue, Administrative Subdivision No. 620200010: Request to extend the regulatory review period from September 23, 2020 to November 23, 2020: Application to create one lot for 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 June 23, 2020. On June 18, 2020, the Planning Board granted a 3-month extension to September 23, 2020. The Applicant is requesting an additional 2-month extension, which will provide sufficient time for Staff to coordinate with County and State staff and come up with solutions on master plan required frontage improvements along New Hampshire Avenue. Granting the extension establishes Director approval or a Planning Board date no later than November 23, 2020.

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

Attachment 1: 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 Preliminary Plan Sketch Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 09/12/2020

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 2 months until November 23, 2020.

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

All comments from MNCPPC and other review agencies have been addressed and plans were resubmitted on 08/14/2020 for approval. Approvals have been obtained from Fire Code Enforcement (DPS), Water Resources (DPS), and MCDOT. However, additional time is needed to discuss Master Plan recommended improvements along the site frontage with MNCPPC Staff, for any plan revisions which may come about from those discussions, and to give Staff adequate time to schedule this item for Planning Board review.

Signature of Person Requesting the Extension



Signature

9/8/2020

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 _____.