



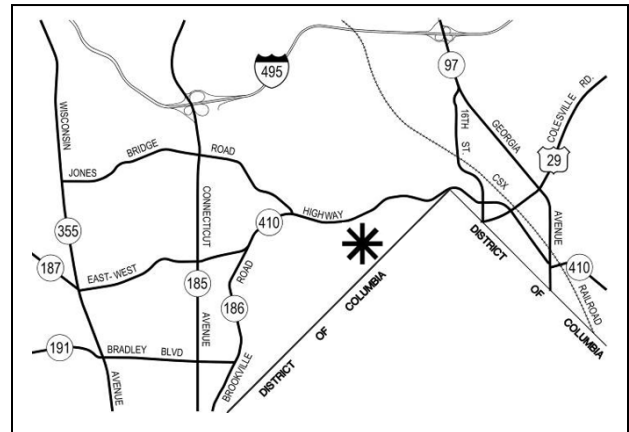
**2710 Washington Avenue: Extension Request No. 2, Administrative Subdivision Plan No. 620190130**

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**Staff Report Date:** October 23, 2020

**Description**

2<sup>nd</sup> Request to extend the regulatory review period for the Administrative Subdivision Plan, from November 19, 2020 to April 29, 2021  
 Location: 2710 Washington Avenue  
 Zone: R-60  
 Master Plan: 2000 North and West Silver Spring  
 Property Size: 1.07 acres  
 Applicant: Larry Eig  
 Date Accepted: January 7, 2020



**Summary**

Chapter 50, Subdivision Regulations, Section 50.6.3.B.3, for Administrative Subdivision Plans, provides a 90-day limit for a hearing.

This is the second extension request associated with the subject project. On June 11, 2020 the Planning Board approved the first request to extend the regulatory review period from April 30, 2020, to November 19, 2020. The Applicant has requested a second extension to shift the review period for the Application from November 19, 2020 to April 29, 2021. This Application was originally accepted on January 7, 2020 and the Development Review Committee (DRC) provided comments. Since that time the Applicant modified the Application to eliminate one of the three requested lots. The subsequent two-lot subdivision plan has made progress in addressing DRC comments, however, the Application still requires significant work and inter-agency coordination to address environmental and access issues. The extension will allow the Applicant additional time to address the remaining concerns for the application. The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance.

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

**Attachment A:** Applicant’s extension request.



**Patrick L. O'Neil**  
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October 12, 2020

**VIA ELECTRONIC DELIVERY**

The Honorable Casey Anderson, Chair  
Montgomery County Planning Board  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: 2710 Washington Avenue  
Second Request for Extension of Plan Review Period  
Administrative Subdivision 620190130

Dear Chairman Anderson:

The Shirley P. Eig Revocable Trust (the "Applicant") is the Applicant of the above referenced Administrative Subdivision (the "Application"). On behalf of the Applicant, and pursuant to Montgomery County Code Section 50.6.3.B.3, we respectfully request another extension of the time in which action, including a public hearing, must be taken on the above referenced Application.

The Application was formally accepted on January 7, 2020 and was originally scheduled for a public hearing before the Planning Board on April 30, 2020. By letter dated May 13, 2020, the Applicant requested an extension of the review period for the Administrative Subdivision Plan until November 19, 2020 to allow the Applicant additional time to address the extensive Development Review Committee ("DRC") comments issued for the Application. The Planning Board approved the request at the June 11, 2020 Planning Board Meeting.

Since that time the Applicant modified the Application to eliminate one of the three requested lots. The two-lot resubdivision plan was then uploaded into EPlans on July 8, 2020. Staff comments were made available to the Applicant on September 2, 2020. While the comments indicated that the Application had made progress in addressing DRC feedback, the Application still requires significant work and inter-agency coordination to address lingering environmental and access issues.

Accordingly, the Applicant is requesting another extension until April 29, 2021 to work through the latest DRC comments. Thank you for your consideration of this matter.

Very truly yours,



Patrick L. O'Neil

cc: Mark Pfefferle  
Marco Fuster  
Stephanie Dickel  
Neil Braunstein  
Larry Eig  
Doug Tilley



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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:** 2710 Washington Avenue      **Plan No.** 620190130

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: 11/19/2020

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.)

Patrick O'Neil	Attorney for Applicant
<i>Name</i>	<i>Affiliation/Organization</i>
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<i>Street Address</i>	
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(301) 657-0738	ploneil@lercheary.com
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	20814
<i>Fax Number</i>	<i>Zip Code</i>

We are requesting an extension for 5 months until 04/29/2021

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

Since the first extension was granted on June 11, 2020, the Applicant has modified the Application to be a 2-lot resubdivision instead of a 3-lot resubdivision. The two-lot resubdivision plan was then uploaded into EPlans on July 8, 2020. Staff comments were made available to the Applicant on September 2, 2020. While the comments indicated that the Application had made progress in addressing DRC feedback, the Application still requires significant work and inter-agency coordination to address lingering

**Signature of Person Requesting the Extension**

Pat O'Neil  
 Signature

October 12, 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 \_\_\_\_\_.