

Snowdens Manor: Preliminary Plan No. 120200230, Regulatory Review Extension Request No. 2

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Staff Report Date: 12/3/20

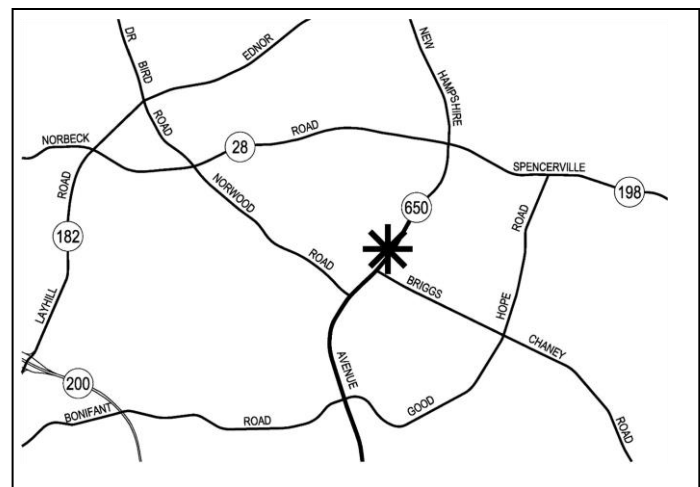
Description

Snowdens Manor: Preliminary Plan No. 120200230: Request to extend the regulatory review period until January 29, 2021; Application to create one lot for a restaurant and associated outdoor dining area; 0.58 acres; NR-0.75 H-45 Zone; located approximately 800-foot north of the intersection of New Hampshire Avenue and Briggs Chaney Road; 1997 Cloverly Master Plan.

Applicant: Shahzad Haider

Acceptance Date: June 19, 2020

Review Basis: Chapter 50 & Chapter 59



Summary

Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Montgomery County Zoning Ordinance provides that the Planning Board shall hold a public hearing for Preliminary and Site Plans no later than 120 days after the date the application(s) are accepted. However, the Director may postpone the public hearing by up to 30 days once without Board approval and the Director or applicant may request one or more extensions beyond the original 30 days with Board approval.

The Snowdens Manor Preliminary Plan application was accepted on June 19, 2020, which established a Planning Board date no later than October 15, 2020. On October 15, 2020, the Planning Board approved a two month extension until December 18, 2020. The Applicant is requesting an additional extension to address outstanding issues related to fire access and obtain the necessary approvals from MCDPS Fire Department Access and Water Supply Section (Attachment A). Granting the extension establishes a Planning Board date no later than January 29, 2021.

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

Attachment A: Applicant's Extension Request No. 2