Section 50.6.3.B of the Subdivision Regulations generally states that Administrative Subdivision Plans must be scheduled for a public hearing within 90 days after the date an application is accepted. The Application was accepted on August 25, 2020, which established a tentative Planning Board date no later than October 27, 2020. The Director granted a 30-day extension, which established a tentative Planning Board date no later than November 26, 2020. The Planning Board granted a three-month extension, establishing a tentative Planning Board date no later than February 4, 2021. The Applicant is requesting a one-month extension to work with MCDOT and establish adequate site distance at the driveway entrance to access the Property (see Attachment A).

Staff supports the Applicant’s request to extend the review period with a tentative Planning Board date no later than March 11, 2021.

Attachment 1 – Applicant’s Extension Request Form
Plan Name: Ruck Property - Administrative Subdivision

This is a request for extension of: ☑ Preliminary Plan
☐ Project Plan
☐ Sketch Plan
☐ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: March 11, 2021

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.)

Stephen E. Crum
MHG, PA

9220 Wightman Road, Suite 120

Montgomery Village, MD 20886

(301) 670-0840, (301) 948-0693
dcrowe@mhgpa.com

We are requesting an extension for 4 months until March 11, 2021

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

Currently, the regulatory review clock for the Ruck property expires on February 4th, 2021. The applicant is requesting a 1-month extension, (until 3/11/2021) to allow enough time to address comments and resubmit plans. Additional time is needed to address sight distance issues. Because of COVID-19 and the recent holidays, coordinating with (MCDOT, DPS and M-NCP&PC) was delayed. We are currently working to resolve the site distance issues and plan to proceed to the Board on March 11th, 2021. *This application will go to the Planning Board for review because the proposed lot does not have frontage on a public road.

Signature of Person Requesting the Extension

Digitally signed by Stephen E. Crum
Date: 2020.11.11 13:18:45-05'00'

Signature

January 20th, 2021
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 ________________.