



MCPB  
Consent  
Item No.:  
Date: 2/4/2021

**Ruck Property, Administrative Subdivision No. 620190120, Regulatory Review Extension Request No. 3**

- JPC* Jonathan Casey, Senior Planner, Upcounty Planning, [Jonathan.Casey@montgomeryplanning.org](mailto:Jonathan.Casey@montgomeryplanning.org), (301) 495-2162  
*SP* Sandra Pereira, Supervisor, Upcounty Planning, [Sandra.Pereira@montgomeryplanning.org](mailto:Sandra.Pereira@montgomeryplanning.org), (301) 495-2186  
*PB* Patrick Butler, Chief, Upcounty Planning, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), (301) 495-4561

**Staff Report Date: 1/21/21**

**Description**

Request to extend the regulatory review period for Administrative Subdivision No. 620190120 from February 4, 2021 until March 11, 2021: An Application to create one lot.

Location: Parcel 70 is located on Rocky Road, 2100 feet west of Route 108, SW quadrant of the intersection of Rocky Road and Route 108.

Master Plan: *Preservation of Agricultural & Rural Open Space Functional Master Plan.*

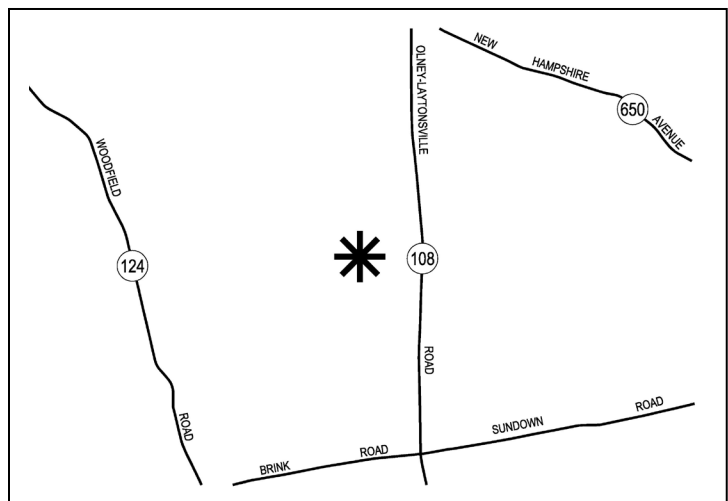
Zone: AR

Property Size: 3.38 acres

Applicant: Matt Ruck

Acceptance date: August 25, 2020

Review Basis: Chapter 50 and 59



**Summary**

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



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## REGULATORY PLAN EXTENSION REQUEST

Request #1       Request #2       Request # 3

M-NCPPC Staff Use Only			
File Number	620190120	MCPB Hearing Date	3/11/2021
Date Received			

**Plan Name:** Ruck Property - Administrative Subdivision      **Plan No.** 620190120

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: 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	
<i>Name</i>		<i>Affiliation/Organization</i>	
9220 Wightman Road, Suite 120			
<i>Street Address</i>			
Montgomery Village		MD	20886
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 670-0840	(301) 948-0693	dcrowe@mhgpa.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

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 1month 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'  
 Date: 2021.01.20 16:41:58-05'00'

January 20th, 2021

Signature

**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 \_\_\_\_\_.