



14301 Comus Road - Preliminary Plan No. 120210100 – Regulatory Review Extension Request No. 1

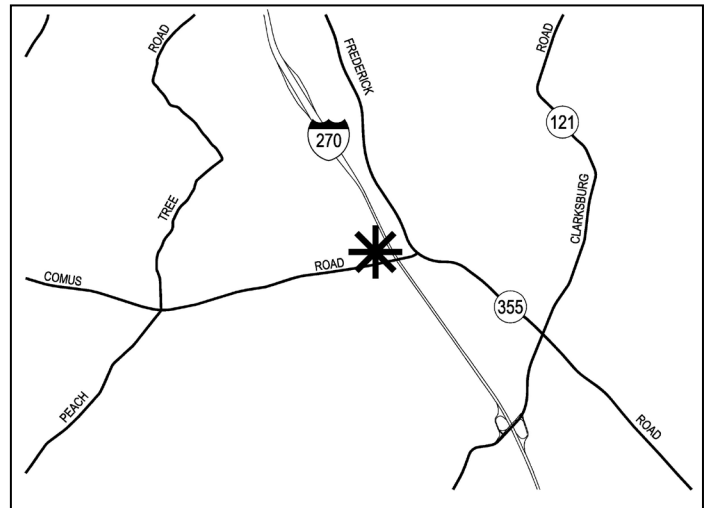
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PB Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, (301) 495-4561

Staff Report Date: 3/17/2021

Description

14301 Comus Road, Preliminary Plan No. 120210100: Request to extend the regulatory review period from April 15, 2021 to April 15, 2022: Application to create one (1) lot for a Landscape Contractor.

Location: 14301 Comus Road
Master Plan: 1994 Clarksburg Master Plan and Hyattstown Special Study Area
Zone: AR
Property Size: 9.61 acres
Applicant: Torcato Romano
Acceptance Date: December 16, 2020
Review Basis: Chapter 50



Summary

Section 50.4.1.E of the Subdivision Regulations generally states that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.

The Application was accepted on December 16, 2021, which established a Planning Board date no later than April 15, 2021. The Applicant is requesting a 12-month extension, which will provide sufficient time for the Applicant to apply for and process an application for a conditional use permit required for a landscape contractor in the AR zone as well as address all DRC comments from staff and County agencies for this preliminary plan application. Granting the extension establishes a Planning Board date no later than April 15, 2022.

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: 14301 Comus Road **Plan No.** 120210100

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: N/A

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.)


Mr. Anthony Romano		President, AJ Romano Construction, Inc.	
<i>Name</i>		<i>Affiliation/Organization</i>	
c/o Mr. Torcato Romano, 15900 Woods Center Road			
<i>Street Address</i>			
Silver Spring MD		MD	20906
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 204-0913		ajrci.com; and rosenfeldlaw@mail.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 12 months until April 15, 2022

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

This preliminary plan was filed in order to clarify road dedication requirements in advance of submission of a conditional use application for a Landscape Contractor use (Zoning Code Section 59.3.3.5.5) with the Office of Zoning and Administrative Hearings ("OZAH"). The Applicant will submit the conditional use application in the near term, and we request this extension to allow for completion of the OZAH proceedings prior to finalizing the pending preliminary plan. We seek a 12 month extension in order to allow time for the conditional use process to be completed, with the expectation that we will be able to avoid the need to return for a second extension.

Signature of Person Requesting the Extension



Signature

2/15/21

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 _____.