



**Lake Potomac: Preliminary Plan No.12013028A – Regulatory Review Extension Request No. 2**

Jonathan Casey, Senior Planner, Upcounty Planning, [Jonathan.Casey@montgomeryplanning.org](mailto:Jonathan.Casey@montgomeryplanning.org), (301) 495-2162

Sandra Pereira, Supervisor, Upcounty Planning, [Sandra.Pereira@montgomeryplanning.org](mailto:Sandra.Pereira@montgomeryplanning.org), (301) 495-2186

Patrick Butler, Chief, Upcounty Planning, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), (301) 495-4561

**Staff Report Date: 3/12/2021**

**Description**

**Lake Potomac: Preliminary Plan No.12013028A:** Request to extend the regulatory review period from March 25, 2021 to April 22, 2021; Application to reinstate Preliminary Plan No. 120130280, which was approved for the creation of four lots for four single-family dwelling units.

**Location:** Located in the southeast quadrant of the intersection of Stoney Creek Road and Stoney Creek Way.

**Master Plan:** 2002 *Potomac Subregion Master Plan*

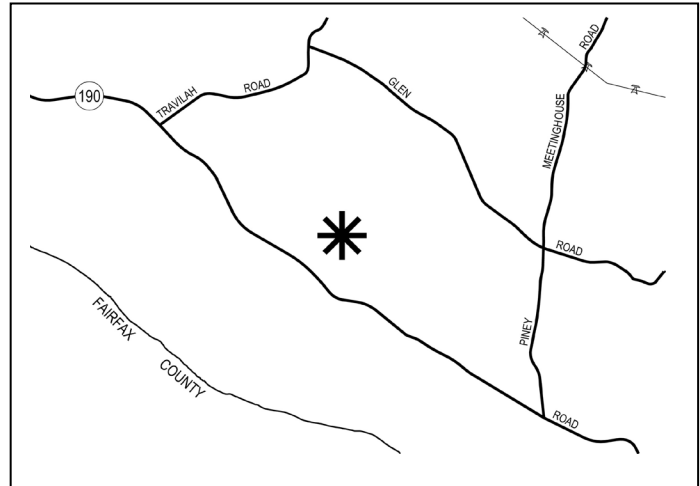
**Zone:** RE-2

**Property Size:** 11.11 acres

**Applicant:** Lowell Baier

**Acceptance date:** October 27, 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 October 27, 2020, which established a Planning Board date no later than February 24, 2021. The Application was granted a one-month extension by the Director, which established a Planning Board date no later than March 25, 2021. The Applicant is requesting a one-month extension, which accounts for the 65-day regulatory deadline for final drawing submittal. Granting the extension establishes a Planning Board date no later than April 22, 2021; however, the Application is currently scheduled to go to the Planning Board on April 8<sup>th</sup>.

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: January 29, 2021

2425 Reedy Drive  
Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550  
Fax 301.495.1306

## REGULATORY REVIEW EXTENSION REQUEST

Request #1  Request #2

M-NCPPC Staff Use Only			
File Number	12013028A	MCPB Hearing Date	March 25, 2021
Date Received	3/11/2021		

Plan Name: Lake PotomacPlan No. 12013028A

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: 03/25/2021

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.)

Russell E. Reese	Wiles Mensch Corporation (formerly Maddox Eng & Surv, Inc.)		
<i>Name</i>	<i>Affiliation/Organization</i>		
3204 Tower Oaks Boulevard			
<i>Street Address</i>			
Rockville	MD		20852
<i>City</i>	<i>State</i>		<i>Zip Code</i>
3017629001	rreese@wilesmenschdc.com		
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 1 months until April 22, 2021

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

The currently regulatory review clock for this application expires on March 25, 2021. The applicant is requesting a 1-month extension, until April 22, 2021, which accounts for the 65-day regulatory deadline for final document submittal. We are requesting a 1-month extension, however, we anticipate the project will go to the Planning Board on April 8th, 2021.

### Signature of Person Requesting the Extension

**Russell Reese**

Digitally signed by Russell Reese  
DN: cn=Russell Reese, o=Maddox, ou,  
email=rreese@maddoxinc.com, c=US  
Date: 2021.03.11 13:38:50 -05'00'

Signature

3-11-2021

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 \_\_\_\_\_.