

Montgomery Planning

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item No.
Date 04/22/2021

2710 Washington Avenue: Extension Request No. 3, Administrative Subdivision Plan No. 620190130

[MF] Marco Fuster, Planner Coordinator, Downcounty Planning, marco.fuster@montgomeryplanning.org, 301.495.4521

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[C] Elza Hisel-McCoy, Chief, Downcounty Planning, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

Staff Report Date: April 9, 2021

Description

3rd Request to extend the regulatory review period for the Administrative Subdivision Plan from April 29, 2021 to July 29, 2021

Location: 2710 Washington Avenue

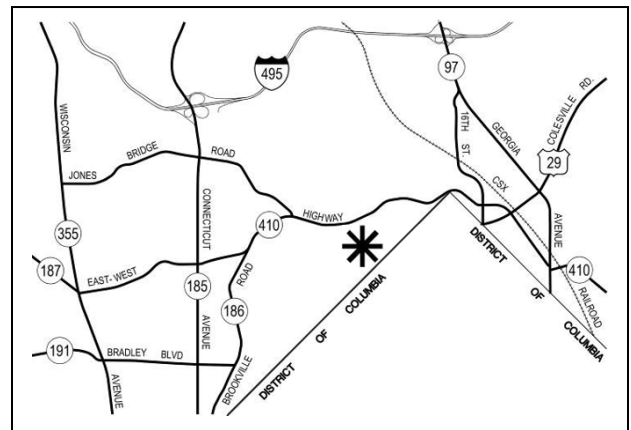
Zone: R-60

Master Plan: 2000 North and West Silver Spring

Property Size: 1.07 acres

Applicant: Larry Eig

Date Accepted: January 7, 2020



Summary

Chapter 50, Subdivision Regulations, Section 50.6.3.B.3, for Administrative Subdivision Plans, provides a 90-day limit for a hearing.

This is the third extension request associated with the subject project. The Planning Board approved the first request to extend the regulatory review period from April 30, 2020, to November 19, 2020 and a second extension to extend the review period from November 19, 2020 to April 29, 2021. In a new application dated March 12, 2021 the Applicant has requested a third request to extend the hearing date from April 29, 2021 to July 29, 2021. This Application was originally accepted on January 7, 2020 and the Development Review Committee (DRC) provided comments. Since that time the Applicant modified the Application to eliminate one of the three requested lots. The subsequent two-lot subdivision plan has made progress in addressing DRC comments; however, the Applicant requests additional time to resubmit the final plans and to address remaining concerns with the application. The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance.

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

Attachment A: Applicant's extension request.



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 Silver Spring, Maryland 20910-3760

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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: 2710 Washington Avenue **Plan No.** 620190130

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: 4/29/2021

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.)

Patrick O'Neil	Attorney for Applicant		
<i>Name</i>	<i>Affiliation/Organization</i>		
7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
Bethesda		Maryland	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
3016570738		ploneil@lercheary.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for three months until July 29, 2021

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

Please see attached letter dated March 12, 2021

Signature of Person Requesting the Extension

Pat O'Neil
 Signature

March 12, 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 _____.



Patrick L. O'Neil
301-657-0738
ploneil@lerchearly.com

March 12, 2021

VIA ELECTRONIC DELIVERY

The Honorable Casey Anderson, Chair
Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: 2710 Washington Avenue
Second Request for Extension of Plan Review Period
Administrative Subdivision 620190130

Dear Chairman Anderson:

The Shirley P. Eig Revocable Trust (the "Applicant") is the Applicant of the above referenced Administrative Subdivision (the "Application"). On behalf of the Applicant, and pursuant to Montgomery County Code Section 50.6.3.B.3, we respectfully request another extension of the time in which action, including a public hearing, must be taken on the above-referenced Application.

The Application was formally accepted on January 7, 2020 and was originally scheduled for a public hearing before the Planning Board on April 30, 2020. By letter dated May 13, 2020, the Applicant requested an extension of the review period for the Administrative Subdivision Plan until November 19, 2020 to allow the Applicant additional time to address the extensive Development Review Committee ("DRC") comments issued for the Application. The Planning Board approved the request at the June 11, 2020 Planning Board Meeting.

Since that time the Applicant modified the Application to eliminate one of the three requested lots. The two-lot resubdivision plan was then uploaded into EPlans on July 8, 2020. Staff comments were made available to the Applicant on September 2, 2020. While the comments indicated that the Application had made progress in addressing DRC feedback, the Application still required significant work and inter-agency coordination to address lingering environmental and access issues. As such, the Applicant requested a second extension on October 12, 2020, which the Planning Board approved on November 5, 2020.

Following significant efforts and staff coordination, the Applicant is poised to resubmit plans in the next week. However, because this will be the first resubmission responding to extensive DRC comments on the new two-lot resubdivision, it is expected that it will not be the last resubmission. The Applicant therefore needs more time for the additional processing of the Application to ensure it appropriately addresses all agency comments.

Accordingly, the Applicant is requesting another extension until July 29, 2021 to work through the anticipated next, and hopefully final, round of DRC comments. Thank you for your consideration of this matter.

Very truly yours,



Patrick L. O'Neil

cc: Christina Sorrento
Marco Fuster
Stephanie Dickel
Neil Braunstein
Larry Eig
Doug Tilley