



Ramos Property, Administrative Subdivision Plan No. 620210170 – Regulatory Review Extension Request No. 2

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SP Sandra Pereira, Supervisor, Upcounty Planning, sandra.pereira@montgomeryplanning.org, (301) 495-2186

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

Staff Report Date: 10/29/2021

Description

Request to extend the regulatory review period from November 11, 2021 to February 14, 2021:
Application to create one (1) lot for a single-family detached dwelling unit.

Location: 19808 Zion Road

Master Plan: 2005 Olney Master Plan

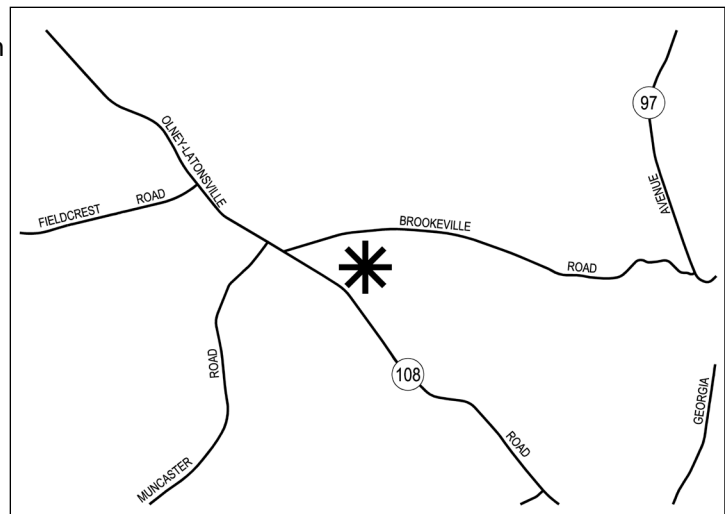
Zone: R-200

Property Size: 0.96 acres

Applicant: Jose A. Ramos & Raquel E. Umana

Acceptance Date: July 14, 2021

Review Basis: Chapter 50



Summary

Section 50.6.3.A 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 July 14, 2021, which established a Planning Board date no later than October 14, 2021. On October 13, 2021, the Applicant was granted a 30-day extension (Attachment 2) from the Director until November 11, 2021. The Applicant is requesting a 3-month extension, which will provide sufficient time to receive approval from the Montgomery County Department of Permitting Services, Water Resources and Well and Septic Divisions as well as address all requirements stemming from the DRC process. Granting the extension establishes a Planning Board date no later than February 14, 2021.

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

Attachment 1: Applicant's extension request

Attachment 2: Approved 1st Extension Request



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Effective: December 5, 2014

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

☐ Request #1☒ Request #2

M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Ramos Property

Plan No. 620210170

This is a request for extension of:

☐
☒

Project Plan
Preliminary Plan

☐
☐

Sketch Plan
Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 02/10/2021

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.)

Charles T. Grimsley, P.E.

Landmark Engineering, Inc.

Name

Affiliation/Organization

11208 Buckwood Lane

Street Address

Rockville

MD

20852

City

State

Zip Code

(301) 518-0979

landmarkctg@aol.com

Telephone Number

ext.

Fax Number

E-mail

We are requesting an extension for 3 months until 02/14/2022

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

The DRC review required the SWM Concept to be refiled as a Water Quality Plan at DPS. This was done on August 18. We have been awaiting their review, which was expected from Leo Galanko at the end of last week.

We have also had meetings with the DPS Septic Office regarding their DRC comments. We feel that the SWM will need to be resolved first so that other development items can be properly coordinated.

Signature of Person Requesting the Extension

DocuSigned by:

Charles Grimsley

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Signature

10/21/2021

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 _____.



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Street Address

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City

State

Zip Code

(301) 518-0979

landmarkctg@aol.com

Telephone Number

ext.

Fax Number

E-mail

We are requesting an extension for 30 days months until 11/14/2021

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

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Signature of Person Requesting the Extension

DocuSigned by:

Charles Grimsley

10/13/2021

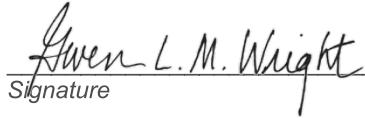
Signature

9FCD76D11118405...

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 October 14, 2021 until November 14, 2021.


Signature

October 13, 2021
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 _____.