

**SENECA PROPERTY: PRELIMINARY PLAN NO.
120210250 AND SITE PLAN NO. 820210200
REGULATORY EXTENSION REQUEST NO. 2**

Description

Request to extend the regulatory review period for Preliminary Plan No. 120210250 and Site Plan No. 820210200 from January 20, 2022 to February 17, 2022. Application to subdivide Parcel (14124 Seneca Rd) into three lots for three single-family detached units. Staff recommends approval of the extension request.

NO. 120210250 AND
820210200

COMPLETED: 1-10-2022

MCPB
Consent Item
1-20-2022

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

JPC

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JMS

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PB

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

LOCATION

East side of Seneca Road (MD Rt. 112), approximately 600 feet south of Darnestown Road (MD Rt. 28)

MASTER PLAN/ ZONE

2002 Potomac Subregion Master Plan
RE-2 Zone and Rural Village Overlay Zone

PROPERTY SIZE

7.17 acres

APPLICANT

SPI Seneca LLC

ACCEPTANCE DATE

August 16, 2021

REVIEW BASIS

Chapter 50, 59, and 22A



Summary

- Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C generally states that Preliminary Plans and Site Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Application was accepted on August 16, 2021, which established a Planning Board date no later than December 23, 2021. On December 2, 2021, the Director granted a 1-month extension from December 23, 2021 to January 20, 2022.
- The Applicant is requesting a 2nd extension for one month, which will provide sufficient time for the Applicant coordinate with MDSHA regarding frontage and access improvements. Granting the extension establishes a Planning Board date no later than February 17, 2022.
- Staff supports the Applicant’s request to extend the review period through February 17, 2022.

Attachment A – Applicant’s Extension Request



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

Effective: January 29, 2021

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 Wheaton, Maryland 20902

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REGULATORY REVIEW EXTENSION REQUEST

 Request #1 Request #2

M-NCPPC Staff Use Only

File Number		MCPB Hearing Date	
Date Received			

820210200

Plan Name: _____ **Plan No.** _____

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: _____

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.)

Name	Affiliation/Organization	
Street Address		
City	State	Zip Code
Telephone Number	Fax Number	E-mail

We are requesting an extension for _____ months until _____

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

Signature of Person Requesting the Extension

Signature

1/07/2022
 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 _____.