

Montgomery Planning
RAMOS PROPERTY
ADMINISTRATIVE SUBDIVISION PLAN NO. 620210170
REGULATORY EXTENSION REQUEST NO. 3

Description

Request to extend the regulatory review period from February 14, 2022 to May 12, 2022: Application to create one (1) lot for a single-family detached dwelling unit. Staff recommends approval of the extension request.

NO. 6202210170

COMPLETED: 1-21-2022

MCPB
Consent Item
2-10-2022

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Montgomeryplanning.org



Ryan Sigworth, Senior Planner, Upcounty Planning, Ryan.Sigworth@montgomeryplanning.org, 301-495-2112

Sandra Pereira, Supervisor, Upcounty Planning, Sandra.Pereira@montgomeryplanning.org, 301-495-2186

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

LOCATION

19808 Zion Road

MASTER PLAN/ ZONE

2005 Olney Master Plan

R-200

PROPERTY SIZE

0.96 acres

APPLICANT

Jose A. Ramos & Raquel E. Umana

ACCEPTANCE DATE

July 14, 2021

REVIEW BASIS

Chapter 50, 22A



Summary

- Section 50.6.3.B.4 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 from the Director until November 11, 2021. On November 11, 2021, the Applicant received a 2nd extension from November 11, 2021 to February 14, 2022.
- The Applicant is requesting a 3rd extension for a period of three months, which will provide sufficient time for the Applicant to address DRC comments from Staff and receive approval letters from the necessary County agencies. Granting the extension establishes a Planning Board date no later than May 12, 2022.
- Staff supports the Applicant’s request to extend the review period through May 12, 2022.

Attachment A – 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 Date Received	_____	MCPB Hearing Date	_____
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Plan Name: Ramos Property

Plan No. 620210170

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: 02/10/2022

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.	
<i>Name</i>		<i>Affiliation/Organization</i>	
13722 Lambertina Place			
<i>Street Address</i>			
Rockville		MD	20850
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 518-0979		landmarkctg@aol.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 3 months until 05/12/2022

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. The DPS approval was received on December 20, 2021. We felt that the SWM Concept approval was needed in order to coordinate other review comments and approvals.

We are pursuing the approval letters required and will then forward them with the updated Administrative Subdivision Plans.

Signature of Person Requesting the Extension

DocuSigned by:

Charles Grimsley

9ECD76D11118405

Signature

January 21, 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 _____.