

ADDITION TO RAY'S ADVENTURE, 120200030

REGULATORY REVIEW EXTENSION REQUEST NO. 1

Description

Request to extend the regulatory review period until June 23, 2022; Application to create three lots.

No. 620220010

Completed: 3-18-2022

MCPB

3-31-2022

Montgomery County

Planning Board

2425 Reddie Drive,

Floor 14

Wheaton, MD 20902

Planning Staff

AG

Angelica Gonzalez, Planner III, Upcounty Planning, Angelica.Gonzalez@Montgomeryplanning.org, 301-495-4583

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

LOCATION/ADDRESS

Approximately 225 feet south of the intersection of Woodfield Road and Log House Road

MASTER PLAN

2006 *Damascus Master Plan*

ZONE

R-200 Zone

PROPERTY SIZE

1.65 Acres

APPLICANT

Alejandro Martinez

ACCEPTANCE DATE

December 1, 2021

REVIEW BASIS

Chapter 50 & 59



Summary:

- Section 50.4.1.E of the Subdivision Regulations of the Montgomery County Zoning Ordinance provides that the Planning Board shall hold a public hearing for Preliminary Plans no later than 120 days after the date the application is accepted.
- The Addition to Ray's Adventure Preliminary Plan application was accepted on December 1, 2021, which established a Planning Board date no later than March 31, 2022. The Applicant is requesting to extend the regulatory review period until June 23, 2022.
- The Applicant is requesting an extension to address staff comments related to transportation and to obtain necessary approval letters (Attachment A). Granting the extension establishes a Planning Board date no later than June 23, 2022.
- Staff recommends approval of this extension request.



Montgomery County Planning Department
Mary and-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	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Addition to Ray's Adventure

Plan N . 120200030

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: 3/31/2022

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.)

Mike Razavi, P.E.		Raztec Associates, Inc.	
<i>Name</i>		<i>Affiliation/Organization</i>	
341 West Patrick Street			
<i>Street Address</i>			
Frederick		MD	21701
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 775-4394		mike@raztecengineers.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 4 months until June 23, 2022

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

Request is to have additional time to re-evaluate and revise the layout of the proposed lots, in order to respond to comments.
 Address fire access, MCDOT access, and pan handle lot requirements.

Signature of Person Requesting the Extension

Signature

2/25/2022
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 _____.