

**ADDITION TO RAY'S ADVENTURE,  
PRELIMINARY PLAN NO. 120200030  
REGULATORY REVIEW EXTENSION REQUEST NO. 2**

**Description**

Request to extend the regulatory review period until October 27, 2022, for a Preliminary Plan application to create three lots.

No. 120200030

Completed: 6-10-2022

MCPB

6-23-2022

Montgomery County

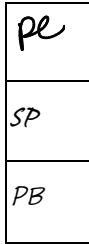
Planning Board

2425 Reedie Drive,

Floor 14

Wheaton, MD 20902

## Planning Staff



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Patrick Butler, AICP, Chief, Upcounty Planning, [Patrick.Butler@montgomeryplanning.org](mailto: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 and 59



### Summary:

- Section 50.4.1.E of the Subdivision Regulations generally states that the Planning Board shall hold a public hearing for Preliminary Plans no later than 120 days after the date the application is accepted.
- Preliminary Plan No. 120200030 was accepted on December 1, 2021, which established a Planning Board date no later than March 31, 2022. On March 31, 2022, the Planning Board approved an extension until June 23, 2022.
- The Applicant is requesting a second extension to address staff comments related to site access, a tree variance, lot design, and to obtain necessary approval letters (Attachment A). Granting the extension establishes a Planning Board date no later than October 27, 2022.
- Staff recommends approval of this extension request.

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

Table with 4 columns: File Number, Date Received, MCPB Hearing Date, and an empty column. Header: M-NCPPC Staff Use Only

Plan Name: Addition to Ray's Adventure Plan No. 120200030

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: 6/23/2022

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 Raztec Associates, Inc.
341 West Patrick Street
Frederick MD 21701
(301) 775-4394 mike@raztecengineers.com

We are requesting an extension for 4 months until 10/27/2022

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

We are working to resolve issues related with site access, tree variance, and flag lot design and findings. Additional time is needed and requested to resolve remaining issues, and coordination with county staff.

Signature of Person Requesting the Extension

Signature of Mike Razavi

06/03/2022 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 \_\_\_\_\_.