

**ADDITION TO RAY'S ADVENTURE,
PRELIMINARY PLAN NO. 120200030
REGULATORY REVIEW EXTENSION REQUEST NO. 3**

Description

Request to extend the regulatory review period until January 12, 2023 for a Preliminary Plan application to create three lots.

No. 120200030

Completed: 10-7-2022

MCPB

11-03-2022

Montgomery County
Planning Board
2425 Reddie Drive,
Floor 14
Wheaton, MD 20902

Planning Staff

PE

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SP

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Patrick Butler, AICP, 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 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 a first extension until June 23, 2022. On June 23, 2022, the Planning Board approved a second extension until October 27, 2022.
- The Applicant is requesting a third extension to address staff comments related to site access and road dedication (Attachment A). Granting the extension establishes a Planning Board date no later than January 12, 2023.
- Staff recommends approval of this extension request.



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

Page 1 of 2

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Effective: January 29, 2021

Phone 301.495.4550
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REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1

☐ Request #2

M-NCPPC Staff Use Only

File Number Date Received	 	MCPB Hearing Date	
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Plan Name: _____ **Plan No.** _____

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: _____

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 2023

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

Signature of Person Requesting the Extension

Michele McDaniel Rosenfeld

Signature

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 _____.