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Effective: January 29, 2021

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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2 Request # 4

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: B.F. Gilbert's Subdivision of Takoma Park-37 Oswego Avenue **Plan No.** 620210160

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: 10/26/2023

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.	
<i>Name</i>		<i>Affiliation/Organization</i>	
3451 Emy's Place			
<i>Street Address</i>			
Monrovia		MD	<input type="checkbox"/> 21770
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 775-4394		mike@raztecengineers.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 6 months until 04/25/2024

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

We are requesting an extension for the following reasons:

1. There has been a recent change in ownership of the property. A new applicant will be taking over the project. We are in the process of bringing the new applicant to speed on the proposal.
2. The initial plan was prepared for the property to be subdivided to create three lots. A forest conservation exemption was obtained. During the review process, it was determined that the site is better suited for two buildable lots. As a result the original forest conservation exemption had to be revised and re-applied for. Consequently revision have been made and the the new plan has been reviewed and generated comments. The comments are being addressed and approval is requested so the project can move forward.
3. Other site related design elements are being updated. This includes specifically the stormwater management design.

Signature of Person Requesting the Extension

m Razavi
Signature

09/21/2023
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 _____.