



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

Page 1 of 2

2425 Reedie Drive  
Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: December 4, 2024

Phone 301.495.4550  
Fax 301.495.1306

## REGULATORY REVIEW EXTENSION REQUEST

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

**Plan Name:** NATIONAL PARK SEMINARY (NPS) **Plan No.** 12005054A

This is a request for extension of:

☐  
☒

Project Plan  
Preliminary Plan

☐  
☒

Sketch Plan  
Site Plan

SITE PLAN # 820200050  
FOREST CONSERVATION  
AMENDMENT  
#82005024H

The Plan is tentatively scheduled for a Planning Board public hearing on (this date is the last scheduled Planning Board hearing date within the review period): 12/18/2025

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.		
Name	Affiliation/Organization		
3451 Emys Place			
Street Address			
Monrovia	MD	21770	
City	State	Zip Code	
(301) 775-4394	mike@raztecengineers.com		
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 15 ☐ days/ ☒ months until 03/31/2027 (this date must be a scheduled Planning Board hearing date).

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

The project has several complicated components which require additional time for resolution. Furthermore there are conflicting site related interests that will require coordination meetings with staff and other county agencies. Some of these issue are related to placement of stormwater management ESD features in the stream buffer, passage and connection of sewer service through the upper reaches of the stream buffer. Since the last extension request, layout changes and additional work has been done to accommodate the many requirements of the site. The additional work done include, preparation and submission of a noise study, additional tree survey to outline trees within the area of disturbance that are one inch and larger, preparation of a detailed tree variance for trees that are one inch and larger and disturbance within the stream buffer, prepare sight distance analysis, removal of new impervious areas from the stream buffer, further update and significant enhancement to the statement of justification addressing points outlined by staff, continuation of pursuing approval from the Maryland Historic Trust (MHT), and Historic

Preservation Commission, (cont.)  
Signature of Person Requesting the Extension

m Razavi  
Signature

12/02/2025  
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 one extension 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 \_\_\_\_\_ (this date must be a scheduled Planning Board hearing date).

\_\_\_\_\_  
*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 of the Planning Board public hearing date from \_\_\_\_\_ until \_\_\_\_\_ (this date must be a scheduled Planning Board public hearing date).

# AZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

## Extension Request Description continued- National Park Service (NPS) :

### 2. LATR and Traffic Statement

Prepare a new LATR form and prepare a new traffic statement.

Submission: November 13, 2025

### 3. MCDOT-Sight Distance

Prepare a sight distance analysis based on field measurements and current conditions.

Submission: November 13, 2025

### 4. Stormwater management

We have already gone through four review cycles and are close to obtaining approval. (the initial DPS reviewer retired, therefore additional coordination was required with the current reviewer). We have been updating the stormwater management design based on various changes resulting from Planning review, fire and rescue review and Maryland Historic Trust reviews, and in coordination with those departments. Further revisions are being made to the proposed stormwater management features to accommodate practices in tight locations on the proposed townhouse lots. Our most recent submission was on 10/18/2024, and the review resulted in comments on 12/10/2024 and a follow up meeting was conducted with the reviewer on 12/12/2024.

Submission:

October 8, 2019- Submission 1

December 11, 2019-Comments received

November 30, 2020-Submission 2

January 6, 2021-comments received

April 17, 2023-Submission 3

April 28, 2023-comments received and meeting with county staff.

May 2023-October 2024- The site plans were in the process of being updated based on requirements from other agencies, planning department, fire and rescue department, Maryland Historic Trust.

October 18, 2024-Submission 4

December 10, 2024-Comments received

December 12, 2024-Follow up meeting

Further review submission and approval subject to resolving stream buffer issues related to stream buffer disturbance.



Civil Engineers

Land Planners

5. Maryland Historic Trust: The project is within a historic easement, controlled by the Maryland Historic Trust (MHT), and their authorization for any proposed work must be obtained. Also, the site is subject to a Historic Area Work (HAWP) permit as regulated by the Planning Department Historic Preservation Staff.

The applicant has continually worked with the Maryland Historic Trust (MHT) to meet their standards for the site and the proposed architecture of the building, since this site is situated in a historic easement. Several rounds of proposed architectural design of the buildings have been provided to the MHT for review and comments have been addressed in regard to their requirements. Furthermore, the proposed Site Plan has been provided to MHT at various stages to show the progress of the project, and justification narratives have been provided for proposed site features such as stormwater management, utilities, conservation areas, access to the site as it pertains to fire and rescue. The objective of the MHT has been to minimize any impact to the site. Needless to say, that development of the site requires improvements to infrastructure, such as access to fire and rescue, stormwater management features, the need for retaining walls in certain places, etc. Therefore, our effort to provide the required infrastructure for developing the site has required a lot of coordination with MHT, to meet their interests.

Furthermore, the applicant has worked closely with MHT to provide architectural elevations and design to show the proposed buildings conform to the historical architecture of the site.

The site plans are being submitted to MHT with every revision, development and enhancement of the site plans and related project documents, to include them in the review loop and status of the project.

Submissions were made to MHT as follows:

November 3, 2017

April 26, 2023- Architectural elevations submitted and meeting with MHT staff.

May 3, 2023- Revised architectural elevations submitted

July 25, 2023- Site Plan submitted

August 13, 2023- Architectural comments from MHT

August 16, 2023- Site Plan Narrative submitted.

August 20, 2023- Revised architectural submission to MHT.

September 23, 2023- Comment letter received from MHT.

October 2, 2023- MHT e mail correspondence received requiring additional revisions to townhouse design.

December 12, 2023- Revised Site Plan and Landscape Plan submission to MHT.

January 30, 2024- Telephone meeting with MHT to discuss site related issues.

# AZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

June 17, 2025- Meeting with MHT staff for coordination of remaining items, and providing an update on recent plan revisions.

Further submissions will be made showing changes and updates to the plan, as other site related components are updated.

## 6. Montgomery County-Historic Preservation Commission:

Submit Historic Area Work Permit Application and attend a preliminary hearing on November 12, 2025. A presentation of the project was made to the commission.

7. Utilities: As a result of existing conservation areas, amendments are required and presented as part of the Forest Conservation Amendment Plan to accommodate the sewer extension required to serve the project site. The alignment of the sewer has been revised from the earlier design version to reduce and limit the disturbance of stream buffers and conservation areas. Therefore, additional coordination and changes had to be made with other site features such as stormwater practices, proposed access for fire and emergency vehicles to achieve a workable design which would also be acceptable to WSSC and which meets their requirements of design standards and easements.

## 8. MNCPPC-Planning Department:

April 5, 2023-Acceptance letter to move forward with review.

April 25, 2023- DRC

September 7, 2023- Meeting with staff and applicant, and engineer, relating to townhouse layout, stream buffer encroachment.

September 2023-December 2023- Revisions were made to the plans to accommodate site layout changes in response to meeting with staff to bring the townhouse buildings closer together. Site design changes were made once again to accommodate infrastructure such as stormwater management and utilities.

December 7, 2023-Submission 2

January 22, 2024- email correspondence regarding comments from staff

May 8, 2024-Meeting with staff and the applicant regarding requirements relating to tree conservation in historic sites, noise study, lot layout, stream buffers, noise study/

June 10, 2024- Further telephone meeting with staff.

January 6, 2025- Meeting with staff to coordinate ongoing project activity and progress.

January 2024-Current: Applicant is working with environmental consultant relating to forest, and tree identification issues. These activities include the identification of the numerous trees that are one inch caliper and larger, to identify the final impact to the stream buffers, and existing conservation areas, and to finalize site infrastructure issues.

# AZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

June 2, 2025- Resubmission to Planning Department. This submission consisted of a new tree survey for trees larger than one inches in the vicinity of the townhouse section of the project. Prepared tree variance request.

August 29, 2025: Resubmission of Plans and documents, updating the plans, providing a new Noise study, providing an additional tree survey covering additional areas beyond the townhouse section that are located in the project area, updating the statement of justification to address points requested by staff, update the tree variance, and adding stream buffer disturbance to the variance. Preparing auto-turn plan.

November 13, 2025: Resubmission of the Preliminary Plan of subdivision, to show removal of new impervious areas and structure from the stream buffer. Submit revised and updated noise study, submit sight distance study. Prepare and provide a new LATR form and traffic statement prepared by a traffic engineer.

Furthermore, we are working on obtaining approvals from MCDPS for stormwater management, and drainage study, and access issues related to fire and rescue.

Conclusion:

Given the complexity of this project and the many site related factors and architectural requirements, additional time is requested to adequately address all of the requirements, and to obtain preliminary approvals and staff support before the Planning Board hearing. At this time, we believe further coordination with staff is required with an in-person meeting to address remaining concerns specifically related to the stream buffer and tree variance. Further review of these items by Planning staff may still require additional adjustments of the proposed infrastructure of the site. Given the many county departments involved in addition to MHT, significant coordination is needed to bring the project to a conclusion.

Significant amount of work has been done and plans and documents prepared for the various county agencies. The applicant's team is motivated to work towards bringing the review process to a positive conclusion, so that permits can be obtained for construction.

We hereby request the reinstatement of Preliminary Plan 12005054A and extension of the review period for the Preliminary Plan 12005054A, Site Plan 820200050 and Forest Conservation Amendment 82005024H, so the project can be completed.