



Victory Haven: Site Plan No. 820170040

BCB Benjamin Berbert, Planner Coordinator, Area 3, Benjamin.Berbert@montgomeryplanning.org, 301-495-4644

SP Sandra Pereira, Acting Supervisor, Area 3, Sandra.Pereira@Montgomeryplanning.org 301-495-2186

RAW Richard Weaver, Acting Chief, Area 3, Richard.Weaver@Montgomeryplanning.org 301-495-4544

Staff Report Date: 4/21/17

Description

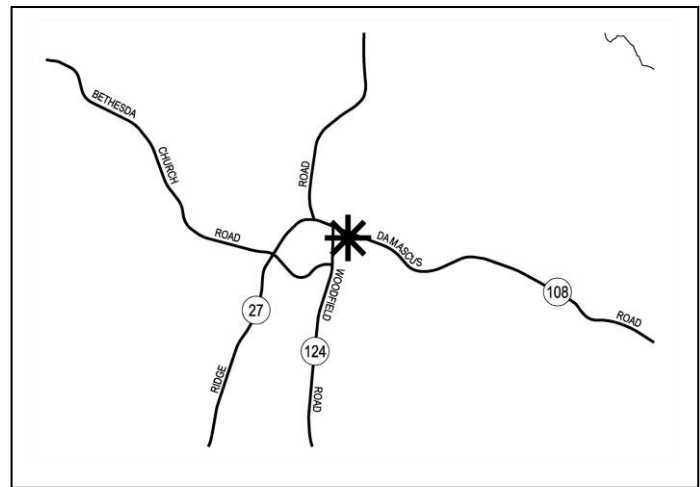
Victory Haven: Site Plan No. 820170040:

Request to extend the regulatory review period by two months to no later than July 6, 2017; to construct an apartment building for 72 apartments of Independent Living for Seniors, and associated site improvements, located on the south side of Main Street (MD 108), approximately 500 feet east of the intersection with Woodfield Road; 2.62 acres, CRT 1.0 C-0.5 R-0.5 H-55T; 2006 Damascus Master Plan.

Applicant: Nova-Habitat

Submittal Date: January 4, 2017

Review Basis: Chapter 22A, Chapter 59



Summary

Section 59-7.3.4.C. of the Zoning Ordinance establishes the review procedures for a Site Plan application and states that:

“the Planning Board must schedule a public hearing to begin within 120 days after the date an application is accepted. The Planning Director may postpone the public hearing by up to 30 days once without Planning Board approval. The Planning Director or applicant may request an extension beyond the original 30 days with Planning Board approval. Any extension of the public hearing must be noticed by mail and on the hearing agenda with the new public hearing date indicated”.

The Victory Haven Site Plan application was accepted on January 4, 2017, which established a Planning Board date no later than May 4, 2017. The submitted extension is requesting an additional two months of review time, which would bring the Site Plan before the Planning Board no later than July 6, 2017. The extension has been necessary to provide the Applicant time to respond to major site redesign comments provided by Planning Staff. Staff and the Applicant intend to be prepared for a Board hearing in the middle to end of June, however the request is extended to July 6th to accommodate any unforeseen issues in coordinating with other DRC review agencies.

Staff recommends **approval** of this extension request.

Attachment A: Applicant's extension request



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

Attachment A Page 1 of 2

Effective: December 5, 2014

8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
 Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

☒ Request #1

☐ Request #2

M-NCPPC Staff Use Only

File Number
 Date Received

MCPB Hearing Date

Plan Name: Victory Haven

Plan No. 820170040

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: May 4, 2017

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.)

Damon Orobona

Nova-Habitat, Inc.

Name

Affiliation/Organization

7220 Chestnut Street

Street Address

Chevy Chase

City

MD

State

20815

Zip Code

301-312-6497

Telephone Number

ext.

Fax Number

damon@nova-habitat.com

E-mail

We are requesting an extension for 2 months until July 6, 2017

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

The Applicant, Victory Housing, and the developer, Nova-Habitat, has been diligently responding to a substantial re-design of the site, requested by Planning Staff after the DRC meeting. The engineering work required has been time consuming and we have been unable to provide final plan drawings in time for the regulated 120 day review schedule. We feel confident final plans can be submitted in time to allow for a mid- to late-June Planning Board hearing, however, we are requesting an extension for as late as July 6th to provide for any addition unforeseen challenges working to get approvals from the various DRC review agencies.

Signature of Person Requesting the Extension

Damon Orobona

Signature

April 19, 2017

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 _____.