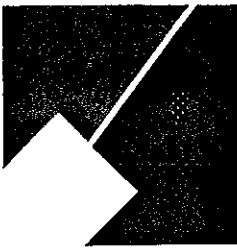


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: January 13, 2002
TO: Montgomery County Planning Board
VIA: Joe. R. Davis, Chief *JRD*
Development Review Division
FROM: Wynn E. Witthans *WW*
Planning Department Staff
(301) 495-4584



REVIEW TYPE: Extension of time period for Project Plan Review
APPLYING FOR: Approval 36 lots
PROJECT NAME: Parkside
CASE #: 9-02001
REVIEW BASIS: Sec. 59-D-2, M. C. Zoning Ordinance

ZONE: R-200 and RMX
LOCATION: Clarksburg Road
MASTER PLAN: Clarksburg
APPLICANT: Miller and Smith/ Chuck Ellison
FILING DATE: October 22, 2002
HEARING DATE: January 24, 2002

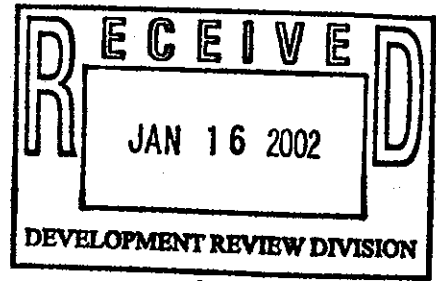
STAFF RECCOMENDATION:

APPROVAL of extension of time period for the review of Parkside Project Plan 9-02001.

DSICUSSION:

During the review of the Project Plan, staff identified concerns regarding the layout and design of the project. This included compatibility concerns regarding three existing homes between the proposed Parkside development and the adjacent approved but un-built Catawba Manor subdivision. The applicant has been working on securing the intervening lots and incorporating them into the subdivision design for Parkside. The extension of the review time period will allow the applicant to make the necessary arrangements to secure the adjacent properties and create a design that is compatible to them or makes more efficient and attractive use of those lots in the proposed Parkside subdivision. A letter from the Applicant is attached.

**MILLER
AND
SMITH**



1568
Spring Hill Road
Suite 400
McLean, Virginia
22102

703-821-2500
Fax:
703-821-2040

www.millerandsmith.com

January 15, 2002

Ms. Wynn Witthans
Montgomery County Department of Park & Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Parkside, Clarksburg, Montgomery County

Dear Ms. Witthans:

The purpose of this letter is to request a waiver of the ninety (90) day requirement for a hearing on the preliminary plan of subdivision and the project plan for Miller and Smith's Parkside community in Clarksburg. As you are aware, we have been – and continue to work – with the three owners of small parcels of land located between our property and the prior approved Catawba Manor. While the discussions are proving fruitful; it is not going to be possible to bring them to a conclusion in time for the currently scheduled hearing date. Since all parties agree that bringing these three parcels into the planning process for Parkside is beneficial to all, a waiver is appropriate.

With respect to a new date, I would like to respectfully request Parkside to be rescheduled for the March 21, 2001 Planning Board agenda. I believe that will provide us sufficient time to resolve this matter.

Thank you very much for your cooperation in this matter. Please give me a call if I need to provide any additional information.

Very Truly Yours,

A handwritten signature in cursive script that reads "Charles D. Ellison, Jr.".

Charles D. Ellison, Jr.
Vice President