



**Site Plan No. 820150140, Offutt Estates: Regulatory Extension Request**

---

**RHR** Rhoda Hersson-Ringskog, Senior Planner, Area 2 Division, [rhoda.hersson-ringskog@montgomeryplanning.org](mailto:rhoda.hersson-ringskog@montgomeryplanning.org), 301.495.2192

**PB** Patrick Butler, Acting Regulatory Supervisor, Area 2 Division, [Patrick.butler@montgomeryplanning.org](mailto:Patrick.butler@montgomeryplanning.org), 301.495.4561

**KA** Khalid Afzal, Acting Chief, Area 2 Division, [khalid.afzal@montgomeryplanning.org](mailto:khalid.afzal@montgomeryplanning.org), 301.495.4650

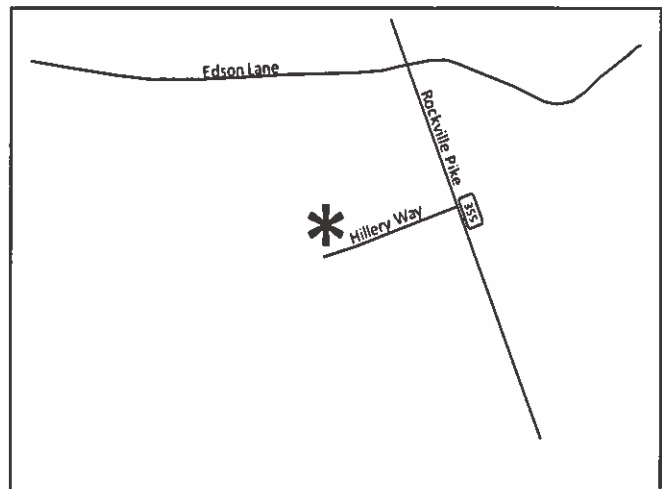
**Completed: 02-17-17**

---

**Description**

Request to extend the regulatory review period for Site Plan No. 820150140 an additional 3 months to June 1, 2017.

- Residential development consisting of 6 townhouse units on 0.5 acres of land zoned RT-12.5;
- Located on Hillery Way approximately 450 feet west of Rockville Pike (MD 355) within the White Flint Master Plan area;
- Application Accepted: May 3, 2016;
- Applicant: Alexander & Miry Livnat;
- Review Basis: Chapter 59, Montgomery County Code.



**Summary**

Section 59-7.3.4.C of the Zoning Ordinance generally states that a Site Plan application must be scheduled for a public hearing within 120 days after the date an application is accepted. This Application was accepted on May 3, 2016, with a tentative Planning Board date of September 8, 2016. The Applicant has made several timely requests for extensions, which were all subsequently approved by the Planning Board. The most recent extension request set a tentative Planning Board date of March 9, 2017.

During the previous review cycle, Staff determined that the Property no longer qualified for a Forest Conservation Exemption, which required the Applicant to submit an NRI/FSD and a Preliminary Forest Conservation Plan. The Applicant has since revised and resubmitted the plans and a supplemental letter of justification, including the NRI/FSD, which was approved on December 22, 2016. The Applicant is now seeking another three-month extension to allow Staff to review the latest changes and to resolve remaining issues.

Staff recommends approval of the proposed extension request, which sets a Planning Board date on June 1, 2017.

Attachment 1: Applicant request (January 13, 2017)



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

Effective: December 5, 2014

8787 Georgia Avenue  
 Silver Spring, Maryland 20910-3780

www.montgomeryplanning.org

Phone 301.495.4550  
 Fax 301.495.1306

**REGULATORY PLAN EXTENSION REQUEST**

Request #1  Request #2

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Ofutt Estates Plan No. 120150040 82015 040

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: March 9, 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.)

Dean Packard		Packard & Associates LLC	
Name		Affiliation/Organization	
16220 Frederick Road, Suite 300			
Street Address			
Galthersburg		MD	20877
City		State	Zip Code
(301) 208-0250	(301) 208-1270	pgai@verizon.net	
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for 3 months until June 1, 2017

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

The NRI/FSD was approved on December 22, 2016. The plans were then adjusted and resubmission was complete on January 13, 2017. There were a number of small comments to address and we submitted a supplemental justification letter to seek reconsideration of two comments that remained unresolved. We are seeking the additional time for the staff to complete the reviews for support and to schedule the hearing.

Signature of Person Requesting the Extension

Dean Packard  
 Signature

1/13/17  
 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 \_\_\_\_\_.