



**Rothbard Property: Preliminary Plan No. 120170140**

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*BCB* Benjamin Berbert, Planner Coordinator, Area 3, [Benjamin.Berbert@Montgomeryplanning.org](mailto:Benjamin.Berbert@Montgomeryplanning.org) 301-495-4644

*SP* Sandra Pereira, Acting Supervisor, Area 3, [Sandra.Pereira@Montgomeryplanning.org](mailto:Sandra.Pereira@Montgomeryplanning.org) 301-495-2186

*RAW* Richard Weaver, Acting Chief, Area 3, [Richard.Weaver@Montgomeryplanning.org](mailto:Richard.Weaver@Montgomeryplanning.org) 301-495-4544

**Staff Report Date: 04/21/17**

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**Description**

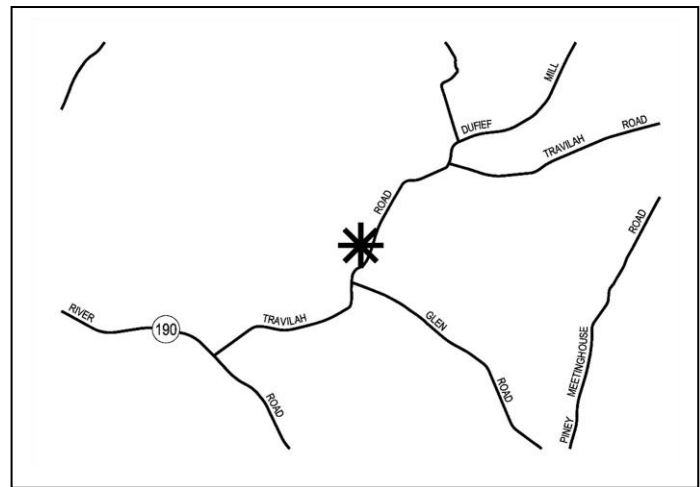
**Rothbard Property 120170140:**

Request to extend the regulatory review period by up to four months, to July 27, 2017; to convert an existing outlot into a buildable lot for one, one-family detached dwelling, located on the east side of Stonebarn Lane, approximately 1000 feet east of the intersection with Squires court; 9.77 acres, RE-2 zone; Potomac Subregion Master Plan.

**Applicant:** Michael Rothbard

**Submittal Date:** December 5, 2016

**Review Basis:** Chapter 22A, Chapter 50



**Summary**

Section 50.4.2.E of the Subdivision Regulations establishes the hearing date for a Preliminary Plan application and states that:

“the Board must schedule a public hearing to begin within 120 days after the date the Director accepts an application. The Director may postpone the public hearing by up to 30 days once without Planning Board approval. The Director or applicant may request one or more extension beyond the original 30 days with Planning Board approval. The Board must notice the public hearing and indicate the new hearing date on the Board’s agenda”.

The Rothbard Property Preliminary Plan application was accepted on December 5, 2016, which established a Planning Board date no later than March 30, 2017. Although the acceptance date is before the effective date of the current Subdivision Regulations, the Preliminary Plan will be heard by the Board after the effective date of the new regulations, and the Applicant has requested to be reviewed under the new regulations. Based on a December 5, 2016 acceptance, the Board hearing should have been on March 30<sup>th</sup>. The Applicant is still working with various DRC agencies to respond to DRC comments, and needs additional time to make their final plan submissions to Staff. Staff and the Applicant have agreed to a request for an extension of four months, so the Preliminary Plan will be before the Board no later than July 27<sup>th</sup>, 2017.

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

Attachment A: Applicant’s extension request





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

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	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** Rothbard Property

**Plan No.** 120170140

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: 3/30/2017

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.)

David Albamonte		Landmark Engineering, Inc.	
<i>Name</i>		<i>Affiliation/Organization</i>	
6110 Executive Blvd, Suite 110			
<i>Street Address</i>			
Rockville		MD	20852
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 230-5881	(301) 230-5884	landmarkctg@aol.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 4 months until 7/27/2017

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

Landmark Engineering, Inc on behalf of the Rothbard family has been working with the various DRC review agencies to address DRC comments. Completing these revisions and receiving favorable recommendations from the agencies has taken longer than the 120 days allotted. We the applicant expect to have final plans submitted to review staff in the coming weeks and anticipate being ready for a Planning Board date no later than the end of July, 2017.

**Signature of Person Requesting the Extension**

  
 \_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*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 \_\_\_\_\_.