

City of Rockville

MEMORANDUM

March 20, 2009

TO: Planning Commission

FROM: Planning Staff

SUBJECT: 2nd Time Extension for Use Permit Application USE2005-00689, Rockville Housing Enterprises, 1201/1301 First Street

The Planning Commission approved Use Permit Application USE2005-00689 at your meeting on April 19, 2006. The approval allowed for a new two-story, 9,600 square foot office building and a 960 square foot maintenance building to replace the existing office building on the site.

In accordance with Section 25.08.02.b.1, Construction under a Use Permit approved prior to December 15, 2008 must commence within two (2) years from the date of the approval letter of the Planning Commission or the Chief of Planning or the Use Permit will expire. For good cause shown, not more than two (2) extensions not exceeding one (1) year each, may be granted by the original Approving Authority.

On April 16, 2008, the applicant submitted a request for the first one-year Time Extension. At your meeting on May 21, 2008, the request was approved, extending the approval period to April 19, 2009.

On February 7, 2009, the applicant submitted a request for a second one-year Time Extension that would extend the time in which the Use Permit must be implemented until April 19, 2010.

ROCKVILLE HOUSING ENTERPRISES

621-A Southlawn Lane
(301) 424-6265

Fax (301) 217-5857

Rockville, Maryland 20850
TDD (301) 424-1078

February 6, 2009

Ms. Margaret Hall
City of Rockville
Department of Community Planning
And Development Services
Planning Division
111 Maryland Avenue
Rockville, MD 20850

Dear Ms. Hall:

Enclosed is an Application for Time Extension for the Permit obtained by Rockville Housing Enterprises (RHE) to construct an Administration and Maintenance Building (Use Permit 2005-00689). This is a request for a second extension for the permit. The extension is necessary to provide RHE more time to confirm financing arrangements to complete the project.

As Rockville Housing Enterprises is a public agency, we respectfully request a waiver of the application fee applicable.

Sincerely,



Ruth O'Sullivan
Executive Director





City of Rockville
Dept. of Community Planning & Development Services
 Planning Division
 111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8200
 www.rockvillemd.gov

EXT

**APPLICATION FOR
 TIME EXTENSION (EXT)**

PROJECT IDENTIFICATION: ADMINISTRATION AND MEAINTENANCE BUILDINGS, ROCKVILLE HOUSING ENTERPRISES

Application is hereby made with the City of Rockville for approval of a Time Extension for the property described below:

USE PERMIT USE2005-00689

Original Application Number: _____

PLEASE PRINT CLEARLY OR TYPE	PROPERTY ADDRESS		
	NUMBER, STREET & ZIP		
	1301 FIRST STREET, ROCKVILLE, MARYLAND 20850		
	SUBDIVISION	LOT	BLOCK
201	N/A	N/A	
ZONING	TAX ACCOUNT NO.	PROPERTY SIZE (in square feet)	
I-1	526015084	392,040 SQ.FT.	
NAME		MAILING ADDRESS – NUMBER, STREET, CITY, STATE, ZIP	PHONE / FAX / E-MAIL
FIRST	RUTH	ROCKVILLE HOUSING ENTERPRISES 621A SOUTHLAWN LANE	PHONE: 301-424-6265
LAST	O'SULLIVAN	ROCKVILLE, MARYLAND 20850	
PROPERTY OWNER	FIRST	SAME AS APPLICANT	
	LAST		
ARCHITECT Registration #	COMPANY		
	LAST	FIRST	
ENGINEER/ OTHER Registration #	COMPANY F & H CONSULTANTS, PC		
	LAST	FIRST	FARID
14956	YAGHOUBI		

* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner

ORIGINAL APPLICATION APPROVAL DATE: APRIL / 19 / 2006

DATE OF ANY PREVIOUS TIME EXTENSIONS GRANTED (IF ANY): APRIL / 19 / 2009

A TIME EXTENSION IS NECESSARY FOR THE FOLLOW REASON(S) _____

REQUIRE MORE TIME TO CONFIRM FINANCING TO COMPLETE PROJECT

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

Signature of Applicant *Sara O'Sullivan*

TO BE COMPLETED BY THE PLANNING DIVISION
Application #: _____
Staff Reviewer: _____
Target Planning Commission
Review Date: _____

Received by: _____
Date: _____
Total fee: \$ _____

ROCKVILLE HOUSING ENTERPRISES

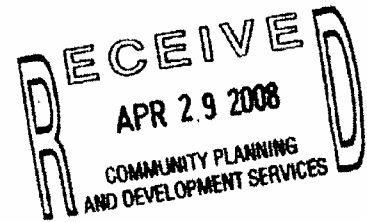
621-A Southlawn Lane
(301) 424-6265

Fax (301) 217-5857

Rockville, Maryland 20850
TDD (301) 424-1078

April 17, 2008

Ms. Margaret Hall
City of Rockville
Department of Community Planning
And Development Services
Planning Division
111 Maryland Avenue
Rockville, MD 20850



Dear Ms. Hall:

Enclosed is an Application for Time Extension for the Permit obtained by Rockville Housing Enterprises (RHE) to construct an Administration and Maintenance Building (Use Permit 2005-00689). The extension is necessary to provide RHE more time to confirm financing arrangements to complete the project. RHE has experienced turnover in the Executive Director position in recent months and this resulted in a delay in obtaining a financing commitment. In addition to this delay, changing market conditions affected the original income projections RHE used to obtain a preliminary financing commitment. RHE now requires more time to update the information for prospective lenders in order to confirm financing.

As Rockville Housing Enterprises is a publicly funded organization, we respectfully request a waiver of the application fee applicable.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ruth O'Sullivan".

Ruth O'Sullivan
Executive Director





City of Rockville
 Dept. of Community Planning & Development Services
 Planning Division
 111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8200
 www.rockvillemd.gov

RECEIVED
APR 16 2008
 COMMUNITY PLANNING
 AND DEVELOPMENT SERVICES

EXT

**APPLICATION FOR
 TIME EXTENSION (EXT)**

PROJECT IDENTIFICATION: ADMINISTRATION AND MAINTENANCE BUILDINGS, ROCKVILLE HOUSING ENTERPRISES
 Application is hereby made with the City of Rockville for approval of a Time Extension for the property described below:

Original Application Number: USE PERMIT USE2005-00689

PLEASE PRINT CLEARLY OR TYPE	PROPERTY ADDRESS						
	NUMBER, STREET & ZIP						
	1301 FIRST STREET, ROCKVILLE, MARYLAND 20850						
	SUBDIVISION	LOT	BLOCK				
201	N/A	N/A					
ZONING	TAX ACCOUNT NO.	PROPERTY SIZE (in square feet)					
I-1	526015084	392,040 SQ.FT					
APPLICANT*	NAME		MAILING ADDRESS	NUMBER, STREET, CITY, STATE, ZIP	PHONE	FAX	F-MAIL
	FIRST	RUTH	621-A SOUTHLAWN LANE		PHONE: 301-424-6265		
	LAST	O'SULLIVAN	ROCKVILLE, MARYLAND 20850		FAX: 301-217-5857		
PROPERTY OWNER	FIRST	SAME AS APPLICANT					
	LAST						
ARCHITECT Registration #	COMPANY						
	LAST	FIRST					
ENGINEER/ OTHER Registration # 14956	COMPANY						
	LAST	YAGHOobi	FIRST	FARID			

* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner

ORIGINAL APPLICATION APPROVAL DATE: APRIL / 19 / 2006

DATE OF ANY PREVIOUS TIME EXTENSIONS GRANTED (IF ANY): _____ / _____ / _____

A TIME EXTENSION IS NECESSARY FOR THE FOLLOW REASON(S) _____
 CONTINUATION OF THE REVIEW PROCESS BY THE CITY OF ROCKVILLE AGENCIES.

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

Signature of Applicant *Laura O'Sullivan*
 Executive Director

TO BE COMPLETED BY THE PLANNING DIVISION	
Application #:	<u>USE 2005-00689</u>
Staff Reviewer:	<u>MMH</u>
Target Planning Commission Review Date:	<u>5/14/08</u>

Received by: _____
Date: _____
Total fee: \$ _____

July 10, 2008

Ruth O'Sullivan
Rockville Housing Enterprises
621-A Southlawn Lane
Rockville, Maryland 20850

Re: Time Extension – Use permit USE2005-00689,
1301 First Street

Dear Ms. O'Sullivan:

At its meeting on May 21, 2008, the City of Rockville Planning Commission reviewed and granted your request for a time extension for the above referenced application. This approval extends April 19, 2009, the time in which construction must commence on the development that includes a two-story, 9,600 square foot office building and a 960 square foot maintenance building.

You are advised that the Planning Commission may, for good cause shown, grant not more than two time extensions of not more than one year each. This is the first Time Extension of two allowed for this application.

Sincerely,

R. James Wasilak, AICP
Chief of Planning

cc: Inspection Services
Elise Cary, Assistant City Forester
Lise Soukup, Civil Engineer II - Environment



City of Rockville
111 Maryland Avenue
Rockville, Maryland
20850-2364
www.rockvillemd.gov

Community Planning and
Development Services
240-314-6200
TTY 240-314-6137
FAX 240-314-6210

Historic Preservation Office
240-314-8230

Inspection Services Division
240-314-8240

Long Range Planning
Division
240-314-8200

Planning Division
240-314-8220

Rehabilitation Housing
Division
240-314-8200

MAYOR
Larry Gammbo

COUNCIL
Robert R. Dorsey
Susan R. Hoffmann
Phyllis R. Marcuccio
Anne M. Robbins

CITY MANAGER
Scott Ullery

CITY CLERK
Claire F. Funkhouser

CITY ATTORNEY
Paul T. Glasgow

May 9, 2006

CORRECTION LETTER

Rockville Housing Enterprises
621-A Southlawn Lane
Rockville, Maryland 20850

Re: Use Permit USE2005-00689, 1201 First Street

To Whom It May Concern:

At its meeting on April 19, 2006, the City of Rockville Planning Commission reviewed and conditionally approved the above mentioned Use Permit application. The approval is for a new two-story, 9,600 square foot office building and a 960 square foot maintenance building. Approval is subject to the following conditions:

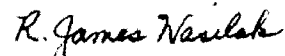
1. Submission, for the approval of the Chief of Planning, of eleven (11) copies of the site plan, revised according to Planning Commission Exhibit A;
2. Submission, for the approval of the Chief of Planning, of eleven (11) copies of a detailed landscaping plan that is in coordinated with the Forest Conservation Plan. The plan should include ornamental shrubs and plantings equivalent to a minimum of two and one-half square feet of landscaping per parking space;
3. Compliance with the Stormwater Management Concept Plan conditions noted in a letter dated March 14, 2006;
4. Submission, for review and approval by the Department of Public Works, of applications, engineering plans and computations for sediment control, stormwater management and public improvements. All plans to be shown on 24" by 36" base sheets;
5. Submit Stormwater Management Easement documents for review and approval. Approved document must subsequently be recorded among the Land Records of Montgomery County, Maryland;
6. Submission, for the approval of the City Forester, of a Forest Conservation Plan. The Forest Conservation Plan should be coordinated with the Landscape Plan;
7. Exterior lighting fixtures must be installed so as not to reflect or cause glare onto adjacent residential development;

Rockville Housing Enterprises
May 9, 2006
Page 2

8. That all new transformers and utility wires be placed underground; and
9. All construction must meet the requirements of the City's construction codes, the Fire and Life Safety Codes, Maryland Building Code for the Handicapped and Federal ADA requirements.

Section 25-193(d) of the Zoning and Planning Ordinance requires that **construction or operation must commence within two (2) years of the date of this decision or application approval shall expire.** If the applicant can show just cause, a maximum of two (2) time extensions may be granted by the Planning Commission, each not to exceed one year. However, time extensions are not automatically approved, and sufficient detail and justification will be required in order for the Planning Commission to consider granting an extension.

Sincerely,


R. James Wasilak, AICP
Chief of Planning

cc: F & H Consultants Inc.
Charles Baker, Chief of Inspection Services
Mark Wessel, Civil Engineer
Wayne Noll, Acting City Forester
Lise Soukup, Civil Engineer
Susan Straus, Chief Engineer - Environment

NOTE: A Building Permit may be issued only when the above conditions have been met and a copy of the following acknowledgement has been executed by the Applicant and returned to the Planning Division. This action does not constitute approval by any other department or agency having jurisdiction over this development.

Rockville Housing Enterprises
May 9, 2006
Page 3

I ACKNOWLEDGE RECEIPT OF USE PERMIT USE2005-00689 AND AGREE TO COMPLY FULLY WITH THE CONDITIONS UPON WHICH APPROVAL WAS GRANTED. I FURTHER ACKNOWLEDGE THAT FAILURE TO COMPLY WITH THESE CONDITIONS MAY CAUSE APPROVAL TO BE REVOKED BY THE CHIEF OF PLANNING.

David L. Jefferson
(Applicant's Signature)

EXECUTIVE DIRECTOR
(Title)