



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-08022

Application	General Data	
Project Name: Quincy Manor	Date Received:	01/26/09
	Planning Board Hearing Date:	02/19/09
	Plan Acreage:	17.04
Location: North and south on Newton Street, Madison Way and 54 th Avenue, approximately 200 feet from the intersection of Quincy Street and 55 th Avenue.	Zone:	R-18/R-35
	Lots:	411
	Parcels:	7
Applicant/Address: Quincy Manor Company, Inc. Monroe Gardens Co., Inc. 8609 Second Avenue, Ste. 502 Silver Spring, MD 20910	Planning Area:	69
	Tier:	Developed
	Council District:	05
	Municipality:	N/A
	200-Scale Base Map:	205NE05

Purpose of Application	Notice Dates	
REQUEST FOR RECONSIDERATION: The Preliminary Plan was APPROVED by the Planning Board on December 4, 2008, and the resolution was adopted on January 8, 2009. Norman D. Rivera of Rifkin, Livingston, Levitan & Silver, LLC, by letter dated January 23, 2009, requests a Reconsideration of Conditions 12 and 14g (PGCPB 08-178).	Previous Parties of Record:	02/03/09

Staff Recommendation		Staff Reviewer: Alan Hirsch	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
			X