






**WMAL Bethesda: Regulatory Extension Request, Site Plan No. 820170170**

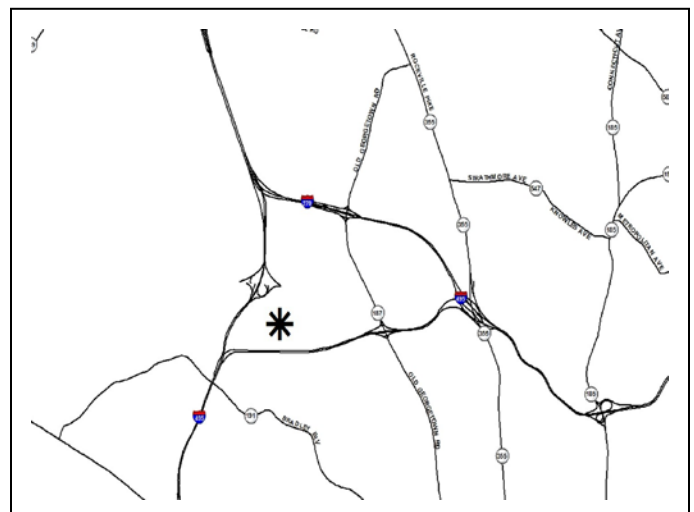
-  Emily Tettelbaum, Senior Planner, Area 2 Division, emily.tettelbaum@montgomeryplanning.org, 301.495.4569
-  Patrick Butler, Regulatory Supervisor, Area 2 Division, patrick.butler@montgomeryplanning.org, 301.495.4561
-  Carrie Sanders, Chief, Area 2 Division, carrie.sanders@montgomeryplanning.org, 301-495-4653

Staff Report Date: 4-13-18

**Description**

Request to extend the regulatory review period for Site Plan No. 820170170 an additional 6 months to November 15, 2018.

Location: Northeast quadrant of the intersection of Greentree Road and Interstate 495;  
 Zone: R-90;  
 Master Plan: *1992 North Bethesda/Garrett Park Master Plan*;  
 Property size: 74.83;  
 Application Accepted: October 25, 2017;  
 Applicant: Toll Brothers, Inc.;  
 Review Basis: Chapter 59, Zoning Ordinance.



**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.

The Application was accepted on October 25, 2017, with a tentative Planning Board date of February 22, 2018. On January 25, 2018, the Planning Board granted a three-month extension for the Site Plan review period, and set a tentative Planning Board date of May 24, 2018, because the Applicant requested more time to adequately address the comments from the Development Review Committee (DRC).

The Applicant resubmitted the Site Plan on March 20, 2018; however, while the Applicant has addressed many of the comments from the DRC, there are still several outstanding comments that the Applicant needs to address prior to the Planning Board hearing. The Applicant submitted a timely request on April 4, 2018 for an additional two-month extension to respond to Staff’s comments on the plans that were resubmitted on March 20, 2018. On April 12, 2018, the Applicant submitted a letter to revise the April 4, 2018 request to provide for a six-month extension as opposed to the two-month extension initially requested. The additional time is needed to comprehensively respond to Staff’s comments on the most recent submission.

Staff supports the Applicant’s request to extend the review period an additional six months, which sets a tentative Planning Board date of November 15, 2018.

- Attachment 1: Applicant’s extension request (dated April 4, 2018).
- Attachment 2: Request to revise the April 4, 2018 extension request (dated April 12, 2018)

# ATTACHMENT 1



**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  
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## REGULATORY PLAN EXTENSION REQUEST

Request #1

Request #2

### M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** Amalyn at Bethesda (WMAL Property)

**Plan No.** 820170170

This is a request for extension of:

Project Plan

Sketch Plan

Preliminary Plan

Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: May 24, 2018

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.)

Patricia Harris

Lerch, Early & Brewer

Name

Affiliation/Organization

7600 Wisconsin Avenue

Street Address

Bethesda

MD

20814

City

State

Zip Code

(301) 841-3832

paharris@lercheearly.com

Telephone Number ext. Fax Number

E-mail

We are requesting an extension for 2 months until July 26, 2018

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

The Applicant is seeking a two month extension to respond to Staff's comments on certain aspects of the Applicant's plans that were resubmitted on March 20, 2018.

**Signature of Person Requesting the Extension**

Signature

April 4, 2018

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 \_\_\_\_\_.



ideas that work

## ATTACHMENT 2

*Attorneys at Law*

3 Bethesda Metro Center, Suite 460

Bethesda, MD 20814

www.lerchearly.com

**Patricia A. Harris**

Tel. (301) 841-3832

Fax (301) 347-3756

paharris@lerchearly.com

April 12, 2018

By Electronic Mail

Ms. Emily Tettelbaum  
Maryland-National Capital  
Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Amalyn at Bethesda – Site Plan No. 820170170

Dear Ms. Tettelbaum:

On behalf of Toll Bros. Inc., the Applicant of the above referenced Site Plan, we request that the Regulatory Plan Extension Request submitted on April 4, 2018 be revised to provide for a six month extension, as opposed to the two month extension initially requested.

As a result of the April 6, 2018 meeting with Staff wherein Staff provided comments on the most recent Site Plan submission, the Applicant will need additional time to adequately and comprehensively respond to Staff's comments and revise the Site Plan. Please note that the requested extension takes into account the Planning Board's August recess.

We appreciate your consideration of this request.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Patricia Harris".

Patricia Harris

cc: Mr. Tom Mateya