



Preliminary Plan No. 120180200 Pooks Hill (AKA Potter Property) Extension Request # 3

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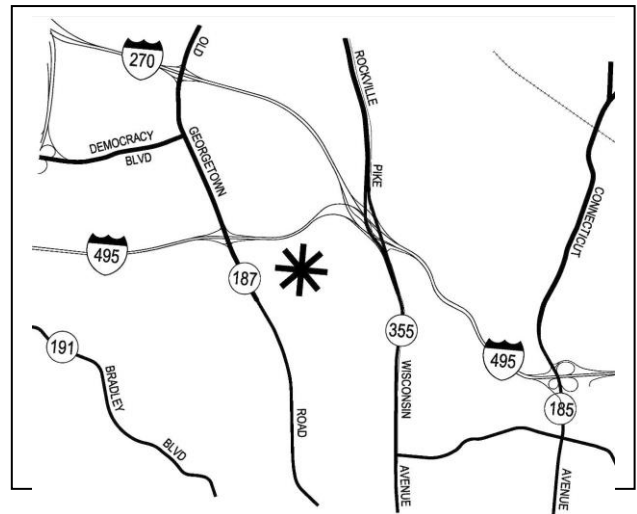
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Staff Report Date: October 15, 2018

Description

Request to extend the regulatory review period from November 20, 2018 to December 20, 2018
Location: 5415 Beech Avenue
Zone: R-60
Master Plan: 1990 *Bethesda-Chevy Chase*
Property Size: 5.64 acres
Applicant: Beech Avenue, LLC
Date Accepted: April 27, 2018



Summary

Chapter 50, Subdivision Regulations, Section 50.4.1.E provides a 120-day limit for preliminary plan hearings. The Planning Board may, however, extend this period. The Applicant is requesting, in an application dated, September 26, 2018, that the review period of the Preliminary Plan be extended from the current date of November 20, 2018 to December 20, 2018. This third extension request will allow the Applicant additional time to address and resolve all agency comments. The Planning Director previously extended the review period on June 13, 2018 to September 20, 2018 because the original 120-day time limit fell within the Planning Board’s August recess. The Planning Board granted a second continuance on September 6, 2018 to November 20, 2018. The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance.

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

Attachment A: Extension request

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 _____.