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June 13, 2025

VIA ELECTRONIC DELIVERY

Adam Bossi, Regulatory Planner III
Montgomery County Planning Department
Downcounty Planning Division
2425 Reedie Drive, 14th Floor
Wheaton, Maryland 20902

Re: Friendship Parcel 210 (Ridgewells Catering)
Second Request for Extension – Preliminary Plan No. 120250110 (the “Application”)
5525 Dorsey Lane, Bethesda, Maryland

Dear Mr. Bossi:

Our firm represents Morado Properties, LLC, the Applicant for the above-referenced Application. On behalf of the Applicant and pursuant to Montgomery County Code, Chapter 50, Section 4.1.E, we respectfully request that the Montgomery County Planning Board (“Board”) extend the amount of time in which the Board is required to hold a public hearing on the Application. The Planning Department formally accepted the Application on February 6, 2025, and tentatively scheduled it for hearing on June 5, 2025. However, pursuant to an initial extension request that the Planning Director approved on May 22, 2025, the Application currently must be scheduled for public hearing no later than July 3, 2025.

The Applicant is requesting this extension to allow additional time to work with Planning Department Staff and County agencies to address comments received on the Application. Specifically, the Applicant requests an extension of no more than two months, or until September 4, 2025, at the latest.

Although the Applicant is requesting an extension until September 4, 2025, please note that it is the Applicant’s and Staff’s intention that the Application will be scheduled on the earliest possible Planning Board hearing date after the outstanding comments have been resolved and associated revisions completed.

Thank you for your consideration of this matter.

Very truly yours,



Christopher M. Ruhlen, Esq.

cc: Ms. Susan Lacz
Mr. Kyle Hughes, P.A.
Mr. Patrick La Vay, P.E.



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REGULATORY REVIEW EXTENSION REQUEST

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Friendship Parcel 210 (Ridgewells Catering) **Plan No.** 120250110

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 (this date is the last scheduled Planning Board hearing date within the review period): 07/03/2025
 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.)

Christopher M. Ruhlen, Esq.		Lerch, Early & Brewer, Chtd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
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<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 2 days/ months until 09/04/2025 (this date must be a scheduled Planning Board hearing date).

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

The Applicant is requesting this extension to allow for sufficient time to continue working with Planning Department Staff and County agencies to address comments received on the Preliminary Plan. Specifically, the Applicant requests an extension of no more than two months, or until September 4, 2025, at the latest.

Although the Applicant is requesting an extension until September 4, 2025, please note that it is the Applicant's and Staff's intention that the Application will be scheduled on the earliest possible Planning Board hearing date after the outstanding comments have been resolved and any associated revisions to the application completed.

Signature of Person Requesting the Extension



Signature

06/13/2025

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 one extension 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 _____ (this date must be a schedule Planning Board hearing date).

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 of the Planning Board public hearing date from _____ until _____ (this date must be a scheduled Planning Board public hearing date).