




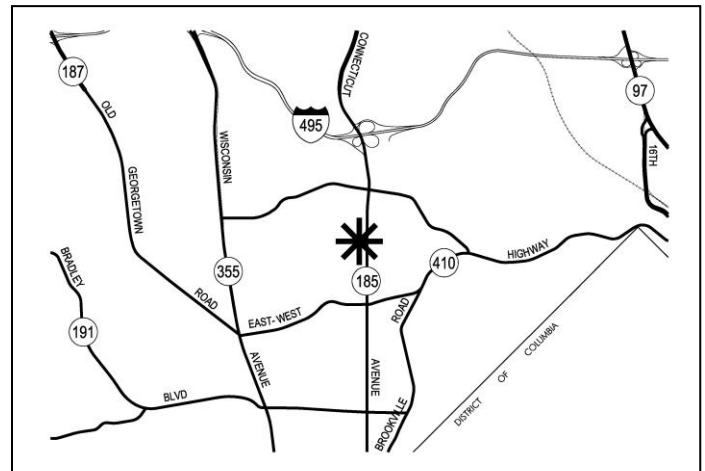
Crescent at Chevy Chase, Preliminary Plan 120180150 & Site Plan 820180130

-  Grace Bogdan, Planner Coordinator, Area 1, grace.bogdan@montgomeryplanning.org, (301) 495-4533
-  Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115
-  Robert Kronenberg, Chief, Area 1, robert.kronenberg@montgomeryplanning.org, (301) 495-2187

Staff Report Date: 7/03/2018

Description

Location: North side of Newdale Road, 200 feet west of Connecticut Avenue
Zone: CRT 1.5 C 0.25 R 1.5 H-50
Master Plan: Chevy Chase Lake Sector Plan
Property size: 1.98 acres
Request to extend the review period for a multi-family residential development for up to 129,742 square feet of residential uses (up to 111 units) from June 28, 2018, to November 8, 2018.
Applicant: Potomac Development Group
Acceptance Date: March 2, 2018



Summary

Chapter 50, Subdivision Regulations, Section 50.4.1.E provides a 120-day limit for Preliminary Plan hearings. Chapter 59, Zoning Regulations, Section 59. Section 7.3.4.C provides a 120-day limit for Site Plan hearings. The Planning Director may postpone the public hearing by up to 30 days once without Planning Board approval. The Planning Board may grant an extension beyond the 30 days.

The Preliminary and Site Plan applications that were submitted in March of 2018 were incomplete and therefore not reviewed at the scheduled DRC. Due to this delay, the Applicant has requested an extension from June 28, 2018 to November 8, 2018. This is the first extension request associated with the subject project.

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

Attachment A: Applicant's extension request



8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

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Phone 301.495.4550
 Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: Crescent **Plan No.** PP 120180150, SP820180130

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: 11/8/18

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.)

Stacy Silber		Lerch, Early & Brewer, Chartered	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 841-3833		spsilber@lercheearly.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for _____ months until November 9, 2018

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

Please see attached letter.

Signature of Person Requesting the Extension


 Signature

7/13/18
 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 _____.

Stacy P. Silber
301-841-3833
spsilber@lerchearly.com

July 3, 2018

VIA ELECTRONIC DELIVERY

The Honorable Casey Anderson, Chair
Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: 3929 Newdale Road
Preliminary Plan No. 120180150 and Site Plan No. 820180130 (the "Applications")

Dear Chairman Anderson:

Newdale Mews, LLC (the "Applicant") is the Applicant of the above referenced Preliminary and Site Plan Applications. On behalf of the Applicant, and pursuant to Montgomery County Zoning Ordinance Section 7.3.4.C, we respectfully request an extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Applications, which were formally accepted on March 2, 2018. Staff had preliminary comments on the plan, and the Applicant made plan revisions that were recently uploaded.

Staff has requested that we file this extension and the Applicant desires for both Applications to be heard concurrently, to ensure the most efficient use of the Planning Department and Planning Board's resources. Accordingly, the Applicant is requesting a full extension until November 9, 2018 to allow for concurrent review of the Applications. Although the Applicant is requesting a full extension, per the request of Staff, the Applicant is looking forward to having the applications heard before November 9th.

Thank you for your consideration of this matter.

Sincerely,


Stacy P. Silber

cc: Mr. Robert Kronenberg
Mr. Elza Hisel-McCoy
Ms. Stephanie Dickel
Mr. Neil Braunstein
Ms. Grace Bogdan
Mr. Robert Bindeman