



Chevy Chase View, Preliminary Plan No. 120180160, Regulatory Extension Request

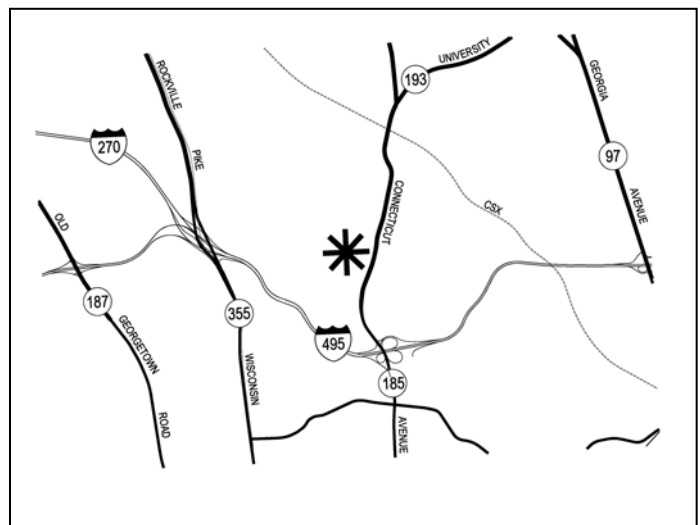
- LS Lori Shirley, Planner Coordinator, Area 2 Division, Lori.Shirley@montgomeryplanning.org, 301-495-4557
- PB Patrick Butler, Regulatory Supervisor, Area 2 Division, Patrick.Butler@montgomeryplanning.org, 301-495-4561
- CS Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

Completed: 06/8/18

Description

Request to extend the regulatory review period for Preliminary Plan No. 120180160, from August 2, 2018 to September 6, 2018.

Location: 4205 Saul Road, in the northwest quadrant of the intersection of Saul Road and Gartrell Place (in the Town of Chevy Chase View), Kensington;
Master Plan: 1989 *Master Plan for the Communities of Kensington-Wheaton*;
Zone: R-90;
Property size: 1.16 acres;
Application Accepted: March 27, 2018;
Applicant: PHH Loring, LLC;
Review basis: Chapter 50, Subdivision Regulations.



Summary

Section 50.4.1.E of the Subdivision Regulations generally states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the date an application is accepted.

The Application was accepted on March 27, 2018, with a tentative Planning Board date of August 2, 2018.

This timely extension request exceeds the 30-day extension that can be granted by the Planning Director; therefore, it requires Planning Board approval. The Applicant is requesting an extension for the Preliminary Plan review periods because additional time is required to address the Planning Department and external agency comments.

Staff supports the Applicant’s request to extend the review period with a tentative Planning Board date of September 6, 2018.

Attachment 1: Applicant’s extension request (dated May 8, 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

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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: CHEVY CHASEVIEW Plan No. 120180160

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: AUGUST 2, 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.)

MICHAEL NORTN	NORTON LAND DESIGN LLC		
Name	Affiliation/Organization		
5146 DORSEY HALL DRIVE, SECOND FLOOR			
Street Address			
ELLICOTT CITY		MD	21042
City		State	Zip Code
(443) 542-9199	101	MICHAEL_NORTON@NORTONLANDDESIGN.COM	
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for 1 months until SEPTEMBER 6, 2018

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

The Planning Board is not currently scheduled to meet on August 2nd. We are also working through the downstream analysis with MCDDOT that is requesting we look at the nearest closed system which is 350 feet away. It is possible we may be required to treat additional runoff beyond that of stormwater requirements because the Town does not have a stormdrain network in place.

Plans will be uploaded addressing the 1st round comments when we work out the approach with DDOT.

Signature of Person Requesting the Extension

Digitally signed by Michael Norton
DN: C=US, E=michael_norton@nortonlanddesign.com,
O=Norton Land Design LLC, CN=Michael Norton
Date: 2018.05.08 22:14:32-0400'

May 8, 2018
Date

Signature

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 _____.