



Extension Request # 2 Preliminary Plan No. 120180200 Pooks Hill (AKA Potter Property)

Kathleen A. Reilly, AICP, Coordinator, Area 1, Kathy.Reilly@montgomeryplanning.org, (301) 495-4614

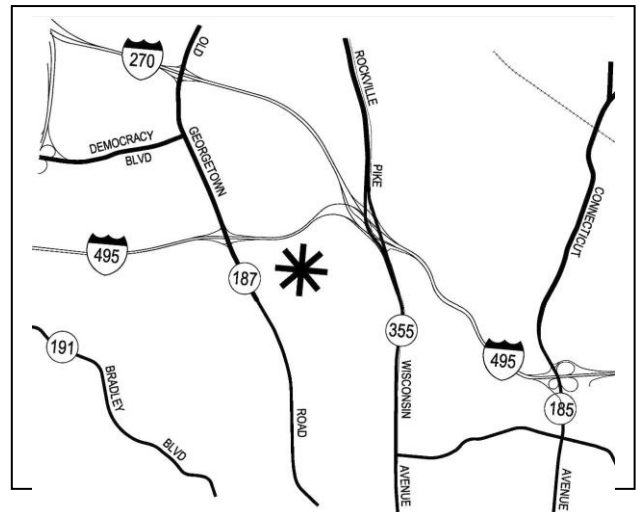
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Staff Report Date: August 27, 2018

Description

Request to extend the regulatory review period from September 20, 2018 to November 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 requested, in an application dated July 17, 2018, that the review period for the Preliminary Plan be extended from the current date of September 20, 2018 to November 20, 2018. The extension will allow the Applicant additional time to address Development Review Committee comments. The Planning Director previously extended the review period on June 13, 2018 because the original 120-day time limit fell within the Planning Board’s August recess. 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: Applicant’s extension requests



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: Pooks Hill

Plan No. 120180200

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: 9/20/18

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.)


<u>Beech Avenue LLC</u>	<u>c/o Bradley Bernstein</u>
<small>Name</small>	<small>Affiliation/Organization</small>
<u>204 Monroe Street, Suite 201</u>	
<small>Street Address</small>	
<u>Rockville</u>	<u>MD</u>
<small>City</small>	<small>State</small>
<u>(301) 251-0756</u>	<u>brad@bradbern.com</u>
<small>Telephone Number ext. Fax Number</small>	<small>E-mail</small>
	<u>20850</u>
	<small>Zip Code</small>

We are requesting an extension for 2 months until November 20, 2018

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

The Applicant requires additional time to finalize plans for resubmission to M-NCPPC staff that comprehensively addresses comments and concerns relative to SWM management and ROW design/configuration received at DRC.

Signature of Person Requesting the Extension



 Signature Bradley Bernstein, Managing Member
 Beech Avenue, LLC

7/17/18

 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 _____.



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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: Pooks Hill Plan No. 120180200

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 23, 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.)


Beech Avenue LLC		c/o Bradley Bernstein	
<i>Name</i>		<i>Affiliation/Organization</i>	
204 Monroe Street, Suite 201			
<i>Street Address</i>			
Rockville		MD	20850
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 251-0756		brad@bradbern.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 1 months until September 20, 2018

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

The tentative Planning Board hearing date based on applicable regulatory timeframes would fall in August when the Planning Board is in recess and therefore necessitates an extension of time.

Signature of Person Requesting the Extension


 Signature Bradley Bernstein, Managing Member
 Beech Avenue, LLC

June 5, 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 8/23/18 until 9/20/18.

Awen Wright
Signature

6/13/18
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 _____.