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
**REGULATORY PLAN EXTENSION REQUEST**

| Plan Name: Pooks Hill | Plan No: 120180200 |

This is a request for extension of: [ ] Project Plan  [ ] Preliminary Plan  [ ] Sketch 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.)

**Beech Avenue LLC**  
**c/o Bradley Bernstein**

<table>
<thead>
<tr>
<th>Name</th>
<th>Affiliation/Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>204 Monroe Street, Suite 201</td>
<td></td>
</tr>
<tr>
<td>Rockville</td>
<td>MD 20850</td>
</tr>
<tr>
<td>(301) 251-0756</td>
<td><a href="mailto:brad@bradbern.com">brad@bradbern.com</a></td>
</tr>
</tbody>
</table>

**Telephone Number**  
**Fax Number**  
**E-mail**

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-NCPCC 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]  
**Date:** 7/17/18

**Signature** Bradley Bernstein, Managing Member  
**Beech Avenue, LLC**
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 ________________.
Plan Name: Pooks Hill
Plan No. 120180200

This is a request for extension of:
☐ Project Plan
☒ Preliminary Plan
☐ Sketch 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)

Beach Avenue LLC
204 Monroe Street, Suite 201
Rockville, MD 20850

Name
Affiliation/Organization
204 Monroe Street, Suite 201
Rockville, MD 20850

Street Address
City State Zip Code
(301) 251-0756 brad@bradbern.com
Telephone Number Fax Number E-mail

We are requesting an extension for _______ 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 9/23/18 until 9/29/18.

[Signature]

4/13/18

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on 4/13/18 and approved an extension for more than 30 days of the Planning Board public hearing date from 9/23/18 until

[Signature]