



12500 Ardennes Avenue, Sketch Plan 320180200, Regulatory Extension Request #2



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Staff Report Date: 09/21/18

Description

Request to extend the regulatory review period for Sketch Plan No. 320180200 for four months, from October 4, 2018 to February 7, 2019.

Location: Southwest corner of the intersection of Twinbrook Parkway and Ardennes Avenue.

Master Plan: 2009 *Twinbrook Sector Plan*.

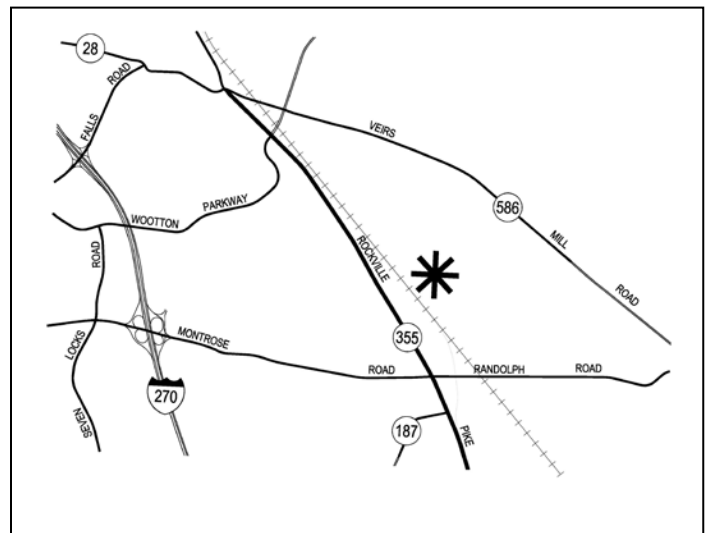
Zone: CR-2.0, C-1.5, R-2.0, H-145T.

Property size: 1.73 acres.

Application Accepted: June 8, 2018.

Applicant: Ardennes Partners, LLC.

Review Basis: Chapter 59, Zoning Ordinance.



Summary

Section 59.7.3.3.C generally states that a Sketch Plan application must be scheduled for a public hearing within 90 days after the date an application is accepted.

The Application was accepted on June 8, 2018, with a tentative Planning Board date of September 6, 2018. The Applicant received approval of a 30-day extension from the Director, which set a tentative Planning Board date of October 4, 2018. The Applicant is requesting an additional four-month extension from October 4, 2018 to February 7, 2019, to adequately finalize pruning and inspection of the health of the National Champion Crabapple tree and continue coordination with Planning Staff and external agency comments.

Staff supports the Applicant's request to extend the review period with a tentative Planning Board date of February 7, 2019.

Attachment 1: Applicant's extension request (September 19, 2018).

ATTACHMENT 1



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Effective: December 5, 2014

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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

MCPB Hearing Date Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: 12500 Ardennes Avenue **Plan No.** 320180200

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input checked="" type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: October 4, 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.)

Erin E. Girard	Linowes and Blocher LLP
<small>Name</small>	<small>Affiliation/Organization</small>
7200 Wisconsin Avenue, Suite 800	
<small>Street Address</small>	
Bethesda	MD
<small>City</small>	<small>State</small>
(301) 961-5153 (301) 654-2801 egirard@linowes-law.com	20814
<small>Telephone Number ext. Fax Number E-mail</small>	<small>Zip Code</small>

We are requesting an extension for 4 months until February 7, 2019

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

The Applicant needs additional time to work with Staff on unanticipated issues, including the status of a National Champion tree that has been identified on the property.

Signature of Person Requesting the Extension

Signature

9/19/2018

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 _____ 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 _____.