

William Kominers
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September 4, 2018

VIA ELECTRONIC DELIVERY

Mr. Casey Anderson, Chair
Montgomery County Planning Board of the
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Solera Reserve at Kensington
Preliminary Plan No. 120180220 and Site Plan No. 820180180

Dear Chair Anderson:

Our firm represents SM Kensington Senior Living RE, LLC (the "Applicant"), a joint venture entity between affiliates of McCaffery Interests and Solera Senior Living, the Applicant for the above-referenced Preliminary Plan and Site Plan Applications (collectively, the "Applications").

On behalf of the Applicant, and pursuant to Montgomery County Zoning Ordinance Section 7.3.4.C, we respectfully request a three (3) month 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 June 26, 2018. The Applicant is requesting this extension to allow sufficient time to reach consensus on resolution of comments received from the Development Review Committee and Technical Staff, and to proceed with the necessary formal reviews and advice from the Historic Preservation Commission ("HPC") and its staff, before bringing the Applications back to the Planning Board. The proposed extension of three (3) months, would last until January 25, 2019. The Applicant recognizes the expected loss of time due to holidays at the end of the year, and therefore has sought added time to allow for consideration of schedules for the Board and government personnel.

Attached to this letter is a signed application for the requested extension.

Although the Applicant is requesting a three (3) month extension, the Applicant's goal is to complete this added review promptly, such that the Applications may be scheduled for an earlier Planning Board hearing, if feasible. This will depend on when agency reviews, including HPC, have been completed, and the outstanding issues have been resolved.


Thank you for your consideration of this request.

Very truly yours,

LERCH, EARLY, & BREWER CHARTERED



William Kominers



Elizabeth C. Rogers

Enclosure

cc: Mr. Patrick Butler
Ms. Emily Tettelbaum
Ms. Rhonda Hersson-Ringskog
Mr. Juan Cameron
Mr. Travis Westmoreland



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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: Solera Reserve at Kensington **Plan No.** 120180220 & 820180180

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: October 25, 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.)

William Kominers		Lerch, Early & Brewer, Chtd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Suite 700			
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<i>Telephone Number</i>	<i>ext.</i> <i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 3 months until January 25, 2019

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

See attached.

Signature of Person Requesting the Extension

William Kominers
 Signature

Sept 4, 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 _____.