

First National Bank - Germantown: Preliminary Plan Amendment No. 11985200A & Site Plan No. 820180140, Regulatory Review Extension Request No. 1

AG Angelica Gonzalez, Planner Coordinator, Area 3, Angelica.Gonzalez@Montgomeryplanning.org, (301) 495-4583

SP Sandra Pereira, Supervisor, Area 3, Sandra.Pereira@montgomeryplanning.org, (301) 495-2186

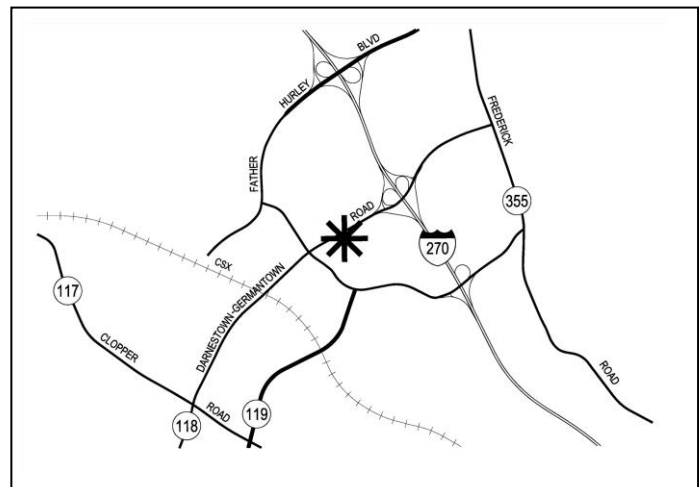
RAW Richard Weaver, Chief, Area 3, Richard.Weaver@montgomeryplanning.org, (301) 495-4544

Staff Report Date: 9/14/18

Description

A. First National Bank - Germantown: Preliminary Plan Amendment No. 11985200A: Request to extend the regulatory review period for an additional two months until November 27, 2018; Application to replace an existing restaurant use with a 3,270 square foot bank with a drive-thru; 0.70 acres; GR-1.5 H-45 Zone; located on the southwest quadrant of the intersection of Germantown Road and Crystal Rock Drive; 2009 Germantown Employment Area Sector Plan.

B. First National Bank - Germantown: Site Plan No. 820180140: Request to extend the regulatory review period for an additional two months until November 27, 2018; application to replace an existing Pizza Hut restaurant with a 3,270 square foot bank with a drive-thru; 0.70 acres; GR-1.5 H-45 Zone; located on the southwest quadrant of the intersection of Germantown Road and Crystal Rock Drive; 2009 Germantown Employment Area Sector Plan.



Applicant: DPH Architecture

Submission Date: May 22, 2018

Review Basis: Chapter 50 & Chapter 59

Summary

Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Montgomery County Zoning Ordinance provides that the Planning Board shall hold a public hearing for Preliminary and Site Plans no later than 120 days after the date the application(s) are accepted. However, the Director may postpone the public hearing by up to 30 days once without Board approval and the Director or applicant may request one or more extensions beyond the original 30 days with Board approval.

The First National Bank Preliminary Plan Amendment and the Site Plan applications were accepted on May 22, 2018, which established a Planning Board date no later than September 27, 2018. The Applicant is requesting an additional two-month extension to allow for sufficient time to respond to comments received from the Development Review Committee and Staff, and to finalize plans (Attachment A). Granting the extension establishes a Planning Board date no later than November 27, 2018.

Staff recommends **approval** of this extension request.

Attachment A: Extension request



August 9, 2018

VIA ELECTRONIC DELIVERY

The Honorable Casey Anderson, Chair
Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: First National Bank Germantown
Preliminary Plan Amendment No. 11985200A and Site Plan
No. 820180140 (the "Applications")

Dear Chairman Anderson:

Our firm represents DPH Architecture, on behalf of First National Bank, (the "Applicant") for Preliminary Plan Amendment No. 11985200A and Site Plan Application No. 820180140. On behalf of the Applicant, and pursuant to Montgomery County Zoning Ordinance Section 7.3.4.C, we respectfully request a two 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 May 22, 2018. The Applicant is requesting this extension to allow for sufficient time to respond to comments received from the Development Review Committee and Technical Staff. The proposed extension would be until November 27, 2018.

Although the Applicant is requesting a two month extension, it is the Applicant's intention that the Applications will be scheduled for an earlier Planning Board hearing if possible.

Thank you for your consideration of this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Stacy P. Silber".

Stacy P. Silber

cc: Richard Weaver
Sandra Pereira
Angelica Gonzalez
Neil Braunstein



8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Effective: December 5, 2014

Phone 301.495.4550
 Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: First National Bank Germantown **Plan No.** 11985200A & 820180140

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: September 27

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.)

Stacy P. Silber		Lerch, Early & Brewer, Chtd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 841-3833	(301) 347-1767	spsilber@lercheearly.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 2 months until November 27, 2018

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

See attached.

Signature of Person Requesting the Extension

Signature

8/9/2018

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 _____.