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 is requesting, in an application dated, September 26, 2018, that the review period of the Preliminary Plan be extended from the current date of November 20, 2018 to December 20, 2018. This third extension request will allow the Applicant additional time to address and resolve all agency comments. The Planning Director previously extended the review period on June 13, 2018 to September 20, 2018 because the original 120-day time limit fell within the Planning Board’s August recess. The Planning Board granted a second continuance on September 6, 2018 to November 20, 2018. 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: Extension request
Montgomery County Planning Department  
Maryland-National Capital Park and Planning Commission  

8797 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
www.montgomeryplanning.org  

Phone 301.485.4550  
Fax 301.485.1306  

REGULATORY PLAN EXTENSION REQUEST  

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<th>Request #1</th>
<th>Request #2</th>
<th>Request #3</th>
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M-NCPCC Staff Use Only  

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<tr>
<th>File Number</th>
<th>Date Received</th>
<th>MCPB Hearing Date</th>
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Plan Name: Pooks Hill  
Plan No. 120180200  

This is a request for extension of:  

- [ ] Project Plan  
- [ ] Sketch Plan  
- [x] Preliminary Plan  
- [ ] Site Plan  

The Plan is tentatively scheduled for a Planning Board public hearing on: November 15, 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  

Name  
Affiliation/Organization  

204 Monroe Street, Suite 201  
Rockville  
MD  
20850  

City  
State  
Zip Code  

Telephone Number  
ext.  
Fax Number  
E-mail  

(301) 251-0756  
brad@bradbern.com  

We are requesting an extension for _______ months until December 20, 2018  

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

In addition to addressing M-NCPCC staff comments, the Applicant has been working on obtaining a SWM Concept approval from DPS, which is a prerequisite to the Planning Board's consideration of the Preliminary Plan. Approval from DPS on said SWM Concept is anticipated in the next several weeks to allow for a Planning Board hearing on December 20th.  

Signature of Person Requesting the Extension  

Bradley Bernstein, Managing Member  
Beech Avenue, LLC  

September 26, 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 ________________.