




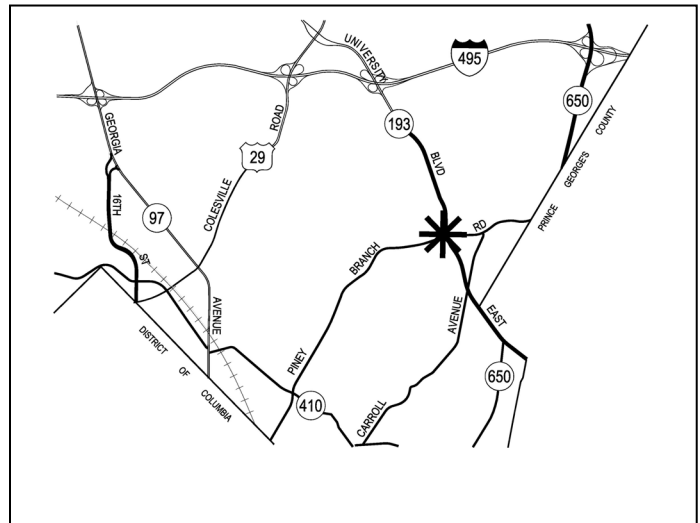
Preliminary Plan 120180090, Long Branch Corner – Regulatory Extension Request #2

-  Matthew Folden, Planner/ Coordinator, Area 1, matthew.folden@montgomeryplanning.org, (301) 495-4539
-  Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115
-  Mark Pfefferle, Interim Chief, Area 1, mark.pfefferle@montgomeryplanning.org, (301) 495-4730

Staff Report Date: 1.11.19

Description

- Subdivision to create one lot.
- Located on the northwest side of the Piney Branch Rd/ University Blvd East intersection
- 0.65 acres (28,537 square feet)
- CRT 2.5 C 0.5 R 2.5 H 60' zone
- 2013 Long Branch Sector Plan
- Application accepted on August 9, 2018
- Applicant: Michael Cheng
- Chapter 50, Chapter 22A



Staff Recommendation: Approval of the extension request.

Section 50.4.1.E of the Subdivision Regulations provides a 120-day limit for preliminary plan hearings. The Planning Board may, however, extend this periods. Based on the Application's acceptance date of August 9, 2018 and previous extension for the Subject Project, the Preliminary Plan review period will expire on January 31, 2019. Since the previous extension request was granted, the Applicant has not submitted revised plans and therefore requests an additional extension through April 30, 2019. This is the second extension request associated with the subject project.

Staff recommends **APPROVAL** of the extension request.

Attachment A: Applicant's extension request



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 Silver Spring, Maryland 20910-3760

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Phone 301.495.4550
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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only			
File Number	<u>120180090</u>	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Long Branch Corner **Plan No.** 120180090

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: No Date Set

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.)

Thavy Young Young Civil Engineers, LLC
Name Affiliation/Organization

4015 Thistlebridge Way
Street Address

Rockville Maryland 20853
City State Zip Code

(301) 787-2770 (301) 445-3321 thavy.young@hotmail.com
Telephone Number ext. Fax Number E-mail

We are requesting an extension for 3 months until April 30, 2019

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

I believe at this time I need to request another extension. It's a safeguard because it turns out that I have used the Property Line data provided by Landmark Engineering the entire time. These data are not the same as Property Line data shown on Maryland Transit Administration Plans. Also, the survey from MTA is not up to date.

But we've come so far in the process, I believe that once we have the Property Line and Perpetual PEPCO Easements updated, that we'll be able to get MNCPPC and MC-DPS resubmitted in very short order.

Signature of Person Requesting the Extension

 Signature

Jan. 11, 2019
 Date