






Lauraner Knowles Estate, Preliminary Plan No. 120190080, Regulatory Extension Request #1

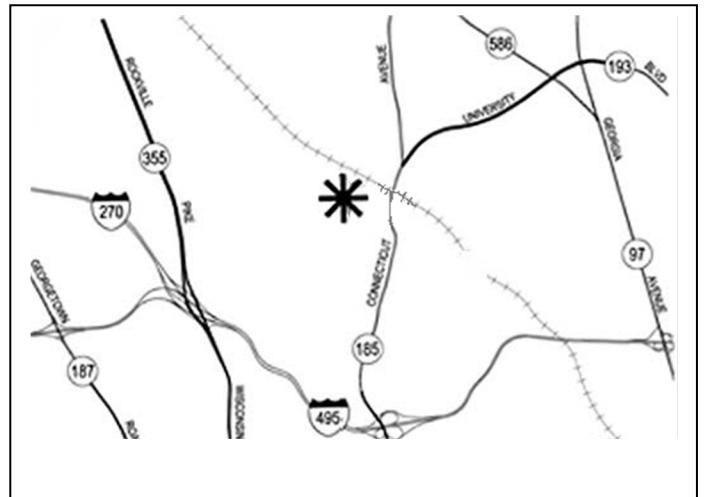
-  Amy Lindsey, Planner Coordinator, Area 2 Division, amy.lindsey@montgomeryplanning.org, 301-495-2189
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-  Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, 301.495.4653

Completed: 2/15/2019

Description

Request to extend the regulatory review period for Preliminary Plan No. 120190080 for two (2) months, from February 28, 2019 to April 25, 2019.

Location: 10509 Summit Avenue.
Sector Plan: 2012 *Kensington Sector Plan*.
Zone: CRT-1.5 H-60.
Property Size: 0.84 acres.
Applicant: Thomas Brault/10509 Summit Venture, LLC.
Acceptance Date: October 30, 2018.
Review Basis: Chapter 50, Subdivision Regulations.



Summary

Section 50-4.1.E of the Subdivision Regulations generally states that Preliminary Plan applications must be scheduled for a public hearing within 120-days after the date an application is accepted.

The Application was accepted on October 30, 2018, with a tentative Planning Board date of February 28, 2019. On February 2, 2019, the Applicant made a timely request for a two-month extension, which exceeds the 30-day extension that can be granted by the Planning Director; therefore, it requires Planning Board approval.

The Applicant is requesting a two-month regulatory extension for the Preliminary Plan review period from February 28, 2019 to April 25, 2019, because additional time is required to address the Planning Department and external agency comments. Staff supports the Applicant’s request to extend the review period as requested.

Attachment 1: Applicant’s extension request (dated February 2, 2019).

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

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		_____

Plan Name: Lauraner Knowles Estate - Knowles Station

Plan No. 120190080

This is a request for extension of:

- Project Plan
 Preliminary Plan

- Sketch Plan
 Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: February 28, 2019

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.)

Thomas A. Brault

10509 Summit Venture, LLC

Name
7215 Ridgewood Terrace

Affiliation/Organization

Street Address
Chevy Chase,

MD
State

20815
Zip Code

City
(703) 868-2832 (240) 460-0045 tbrault@woodsideventures.net
Telephone Number ext. Fax Number E-mail

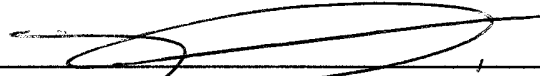
We are requesting an extension for 2 months until April 25, 2019

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

To allow Applicant enough time to revise the stormwater management concept sufficiently to obtain DPS approval and MNCPPC Staff approval of the SWM facilities design, size and location within any Common Open Space areas, and other Agency letter approvals.

Applicant respectfully notes that it made several significant changes to its proposed development program to accommodate concerns raised by the Town of Kensington, then subsequently, Applicant revised its Preliminary Plan to accommodate MNCPPC Staff concerns raised at DRC.

Signature of Person Requesting the Extension

Signature 
THOMAS A. BRAULT
MANAGER

February 2, 2019
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 _____.