



8800 Brookville Road, Preliminary Plan 120190130, Extension Request No. 1



Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115

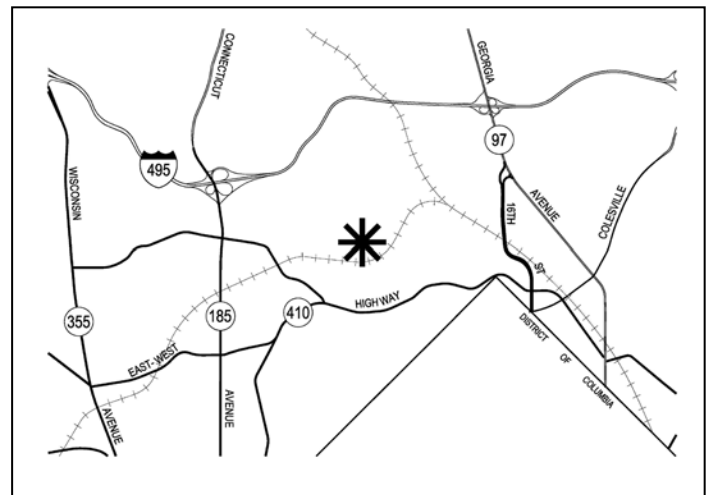


Mark Pfefferle, Interim Chief, Area 1, Mark.Pfefferle@montgomeryplanning.org, 301.495.4730

Staff Report Date: 3.18.19

Description

Location: Brookville Road, 400 feet southwest of Lyttonsville Place
 Zone: IM-2.5 H 50
 Master Plan: Greater Lyttonsville Sector Plan
 Property size: 9.93 acres
 Request to extend the review period for one lot from an unplatted parcel with no new development, from March 28, 2019, to no later than September 28, 2019.
 Applicant: Montgomery County Housing Opportunities Commission
 Acceptance Date: November 29, 2018



Summary

Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. The Planning Board may, however, extend this period. The Applicant has requested, in an application dated February 6, 2019, and accompanying letter dated February 13, 2019, that the review period for the Preliminary Plan be extended from the current date of March 28, 2019, to September 28, 2019, to allow the Applicant time to investigate and evaluate potential plan revision alternatives. 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. This is the first extension request associated with the subject project.

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

Attachment A: Applicant's extension request



8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Effective: July 31, 2018

Phone 301.495.4550
 Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: 8800 Brookville Road **Plan No.** 120190130

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: March 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.)


Steve A. Robins		Lerch, Early and Brewer	
<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>	
(301) 657-0747	(301) 347-3755	sarobins@lercheearly.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 6 months until September 28, 2019

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

Applicant is investigating a number of plan revision alternatives and needs additional time to evaluate and possibly revise plans.

Signature of Person Requesting the Extension



Signature

2/6/19

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 _____.



Steven A. Robins
301-657-0747
sarobins@lerchearly.com

February 13, 2019

VIA ELECTRONIC DELIVERY

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

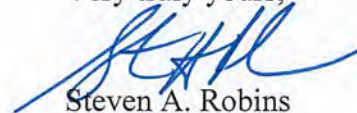
Re: 8800 Brookville Road
Preliminary Plan Amendment No. 120190130
(the "Application")

Dear Chairman Anderson and Members of the Board:

The Montgomery County Housing Opportunities Commission (the "Applicant"), is the Applicant of the above referenced Preliminary Plan. On behalf of the Applicant, and pursuant to Section 7.3.4.C of the Montgomery County Zoning Ordinance, we respectfully request a six month extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Application, which was formally accepted on November 29, 2018 and is tentatively scheduled for consideration by the Planning Board on March 28, 2019. The Applicant is requesting this extension to allow for sufficient time to respond to comments received from the Development Review Committee and Technical Staff. Additionally, the Applicant needs additional time to explore possible plan revisions that have been discussed with Staff. An extension will not, in any way, jeopardize other applications in the Planning Area. The proposed extension would be until September 28, 2019.

Thank you for your consideration of this request.

Very truly yours,



Steven A. Robins

cc: Mr. Robert Kronenberg
Mr. Elza Hisel-McCoy
Mr. Gio Kaviladze
Mr. Jason Sereno
Mr. Joshua Sloan