




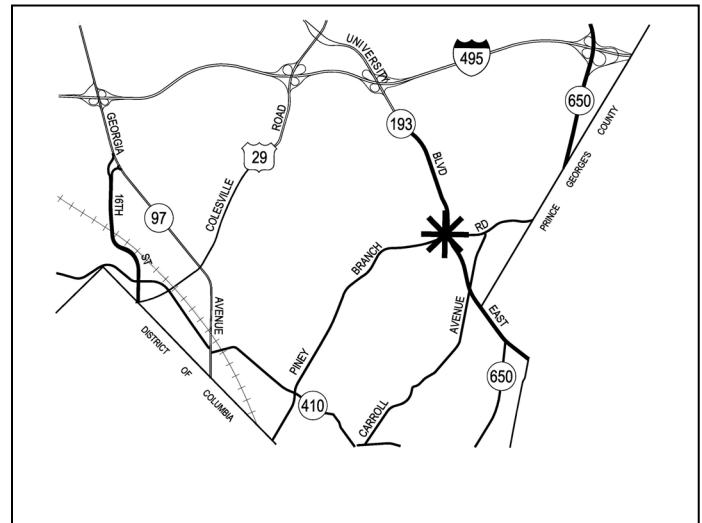
Preliminary Plan 120180090, Long Branch Corner – Regulatory Extension Request #3

-  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: ~~2.25.19~~ 3.20.19

Description

- Third request to extend review of a 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 Chheng
- 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 period. 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 April 30, 2019. The first extension request was granted by the Board on December 6, 2018, extending the review period from December 7, 2018 to January 31, 2019. The second extension request was granted by the Board on January 24, 2019, extending the review period from January 31, 2019 to April 30, 2019.

Since the previous extension request was granted, the Applicant has not submitted revised plans and has changed consultants. The Applicant therefore requests an additional two-month extension through June 30, 2019. This is the third 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: 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: April 30th

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.)

Emily Bacher	R. Michael Cross LLC
<i>Name</i>	<i>Affiliation/Organization</i>
2001 S ST NW Suite 230	
<i>Street Address</i>	
Washington	DC
<i>City</i>	<i>State</i>
(202) 536-3006	ebacher@rmichaelcross.com
<i>Telephone Number</i>	<i>E-mail</i>
ext.	Fax Number
	20010
	<i>Zip Code</i>

We are requesting an extension for 2 months until June 30th 2019

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

The owner of this property has made a change in his design team, and the new team needs some additional time to get up to speed on the current status of the project and the comments already received.

Signature of Person Requesting the Extension

Emily Bacher
Signature

Feb 22 2019
Date