



Lauraner Knowles Estate, Preliminary Plan No. 120190080, Regulatory Extension Request #2

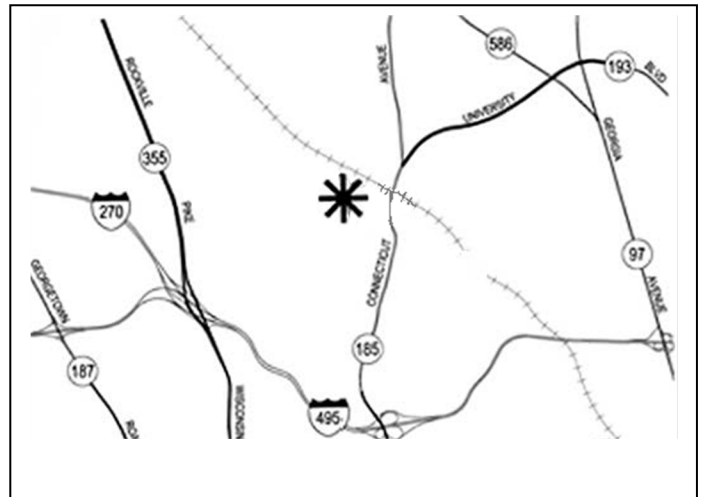
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Completed: 4/12/2019

Description

Request to extend the regulatory review period for Preliminary Plan No. 120190080 for two (2) months, from April 25, 2019 to June 27, 2019.

Location: 10509 Summit Avenue.
Sector Plan: 2012 *Kensington Sector Plan*.
Zone: CRT-1.5 C-1.0 R-0.5 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 exceeded the 30-day extension that could be granted by the Planning Director; therefore, it required Planning Board approval. The Planning Board granted the extension on March 7, 2019, and extended the regulatory review period until April 25, 2019.

The Applicant is requesting a second extension for two months from April 25, 2019 to June 27, 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 until June 27, 2019.

Attachment 1: Applicant’s extension request (dated April 11, 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

M-NCPPC Staff Use Only			
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 Sketch Plan
 Preliminary Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: April 25, 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

Affiliation/Organization

7215 Ridgewood Terrace

Street Address

Chevy Chase

MD

20815

City

State

Zip Code

(703) 868-2832

(240) 466-0061

tbrault@woodsideventures.net

Telephone Number ext.

Fax Number

E-mail

We are requesting an extension for 2 months until June 27, 2019

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

Staff requested Applicant extend its review time so that Staff can consider open space modifications, Applicant possibly introducing Live Work units which are by a code definition residential units; or Applicant building less units now, 10-15, as a starting phase, then doing a site plan or other approval while building the initial phase.

Signature of Person Requesting the Extension

Signature

4-11-19

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 April 25, 2019 until June 27.

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 _____.