8800 Brookville Road, Preliminary Plan 120190130, Extension Request No. 2

Stephanie Dickel, Acting Supervisor, Area 1, stephanie.dickel@montgomeryplanning.org, 301.495.4527
Elza Hisel-McCoy, Chief, Area 1, elza.hisel-mccoy@montgomeryplanning.org, 301.495.2115

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 September 28, 2019, through September 28, 2020
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 Planning Board granted an extension for this Application on March 18, 2019, extending the review period from March 28, 2019, to September 28, 2019. The Applicant has requested, in an application dated August 22, 2019, that the review period for the Preliminary Plan be extended from the current date of September 28, 2019, to September 28, 2020. The Applicant is exploring and evaluating potential plan revision alternatives that better achieve the goals of the Greater Lyttonsville Sector Plan. 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 second extension request associated with the subject project.

Staff recommends APPROVAL of the extension request.

Attachment A: Applicant’s extension request
Montgomery County Planning Department  
Maryland-National Capital Park and Planning Commission  

8787 Georgia Avenue  Phone 301.495.4550  
Silver Spring, Maryland 20910-3760  www.montgomeryplanning.org  
Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST  

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☐ Request #1  ☑ Request #2

Plan Name:  8800 Brookville Road  
Plan No.  120190130

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:  09/28/2019

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.)

Steven A. Robins  
Name
7600 Wisconsin Avenue, Suite 700  
Street Address  
Beltside  
City  
(301) 657-0747  
Telephone Number

Lerch, Early & Brewer Chtd.  
Affiliation/Organization
(301) 347-3755  
Fax Number
sarobins@lerchearly.com  
E-mail

20814  
State  
Zip Code

We are requesting an extension for  12  months until 09/28/2020

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

See attached statement.

Signature of Person Requesting the Extension

[Signature]  
Date  8/22/19
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

______________________________.
August 22, 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 No. 120190130 (the "Application")

Dear Chairman Anderson and Members of the Board:

On behalf of the Montgomery County Housing Opportunities Commission (the “Applicant”), and pursuant to Montgomery County Code Section 50.4.1.E, we are submitting this request for an extension of the review period for the above-referenced Application.

The Application was formally accepted on November 29, 2018, and was originally scheduled for a public hearing before the Montgomery County Planning Board (the “Planning Board”) on March 28, 2019. The Planning Board previously approved an extension request until September 28, 2019 to allow the Applicant to continue working on a plan that likely would involve other property owners in the Lyttonsville planning, including but not limited to, governmental entities. The Applicant has expended significant time and efforts continuing to explore plan alternatives, to address agency comments received at DRC, and on furthering the goals and recommendations of the Greater Lyttonsville Sector Plan (the “Sector Plan”). Even with these efforts, the Applicant has not been able to solidify all of the necessary pieces to move forward with the plan that will achieve the goals of the Sector Plan. As such, the Applicant is respectfully requesting a second extension of the time for one year in which the Planning Board is required to hold a public hearing on the above referenced Application. The proposed extension would be until September 28, 2020.
This extension request likely will provide the Applicant with the time needed to solidify the planning effort and thus, move forward with the plan. Importantly, the requested extension will not in any way jeopardize other applications in the Planning Area.

Please find the completed Regulatory Plan Extension Request application form enclosed for your use. We trust that you will contact us if you have any questions, or require any additional information. Thank you for your consideration of this request.

Very truly yours,

Steven A. Robins

Elizabeth C. Rogers

cc: Mr. Elza Hisel-McCoy
Ms. Stephanie Dickel
Mr. Gio Kaviladze
Mr. Jason Sereno
Mr. Joshua Sloan