


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

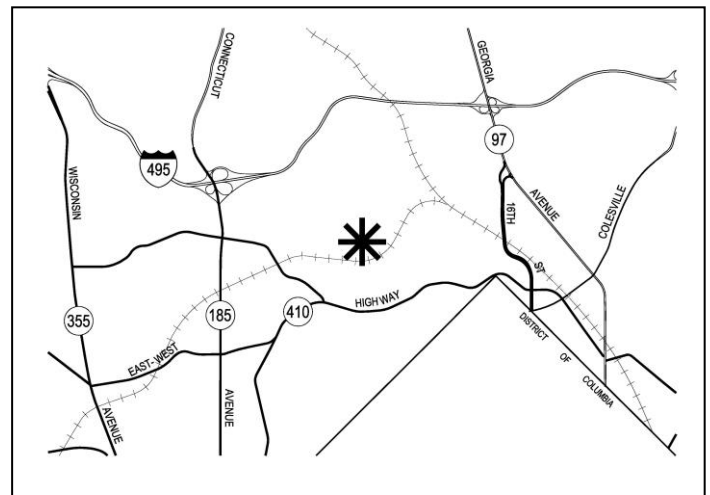
 Stephanie Dickel, Acting Supervisor, Area 1, stephanie.dickel@montgomeryplanning.org, 301.495.4527

 Elza Hisel-McCoy, Chief, Area 1, elza.hisel-mccoy@montgomeryplanning.org, 301.495.2115

Staff Report Date: 9.16.19

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 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

Effective: February 6, 2019

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

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: 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

Lerch, Early & Brewer Chtd.

Name

Affiliation/Organization

7600 Wisconsin Avenue, Suite 700

Street Address

Bethesda

MD

20814

City

State

Zip Code

(301) 657-0747

(301) 347-3755

sarobins@lercheearly.com

Telephone Number

Fax Number

E-mail

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

8/22/19

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

Elizabeth C. Rogers
301-841-3845
ecrogers@lerchearly.com

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