September 16, 2019

VIA EMAIL
Mr. Benjamin Berbert
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Poplar Grove, Preliminary Plan No. 120190040 and Phase 1 Site Plan No. 820190060 (the “Applications”): Request for Additional Three Week Extension of Review Period

Dear Mr. Berbert:

On behalf of Symmery at Cloverleaf LLC (the “Applicant”), we are submitting this request for an extension of the review period for the Applications. It is expected that this will be the final extension needed for the Applications. The Applications were scheduled for a public hearing before the Montgomery County Planning Board (the “Planning Board”) on September 5, 2019, but were postponed, and are now anticipated to be heard by the Planning Board on October 3, 2019. We are requesting an extension of the review period until October 17, 2019, to allow for some room for agendas and the hearing date to change if needed.

The Applications were previously tentatively scheduled for a public hearing before the Planning Board on March 14, 2019. However, due to the large size (approximately 20 acres) of this development site, the unique vision that the Applicant has for the site (the subject project is proposed to be an urban agricultural neighborhood focused on urban farming and local production, which honors the site's history as an 18th and 19th century farm), and the resulting complexities, the Applicant had originally requested an extension through the end of July in order to continue coordination with its consultants and reviewing agencies. This extension was then extended through the end of September in order to allow for further coordination between the Applicant and reviewing agencies, with the hearing anticipated to occur on September 5th. That hearing was postponed, and due to timing requirements related to deadlines for submission of final materials, notice of the hearing, and posting of the Staff Report, it is impossible for the Applications to be scheduled for public hearing before the Planning Board within the current extension period which runs through the month of September.
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Thus, we are now requesting what is anticipated to be the final extension needed for review of the Applications, and look forward to the Planning Board hearing on or shortly following October 3rd. Enclosed, please find the completed Regulatory Review Extension Request form for the Applications. Please contact us should you have any questions or require any additional information.

Very truly yours,

LINOWES AND BLOCHER LLP

Heather Dlhopolsky

Enclosure

cc: Nicole Totah
Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
www.montgomeryplanning.org

REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1  ☐ Request #2

File Number
Date Received

MNCPPC Staff Use Only

Date

Plan Name: Poplar Grove
Plan No. 20190040

This is a request for extension of:
☐ Project Plan
☐ Preliminary Plan
☑ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 10-3-19

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.)

Heather Dhopolsky, Linowes and Blocher LLP

Name
Affiliation/Organization
7200 Wisconsin Avenue, Suite 800

Street Address

City
Bethesda

Select one of the following: MD 20814

State
Zip Code

Telephone Number
301-961-5170

Fax Number

E-mail
ndhopolsky@linowes-law.com

We are requesting an extension for 3 months until 10-17-19

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

Please see attached letter of explanation.

Signature of Person Requesting the Extension

Signature 9-16-19
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 _________________.
