

September 16, 2019

Heather Dlhopsky
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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 Symmetry 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 Dlhopsky

Enclosure

cc: Nicole Totah



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Effective: February 6, 2019

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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

M-NOPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Poplar Grove Plan No. 120190040
320190060

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: 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 Dlhopsky Linowes and Blocher LLP
Name Affiliation/Organization
7200 Wisconsin Avenue, Suite 800
Street Address
Bethesda Select one of the following: MD 20814
City State Zip Code
301-961-5270 hdlhopsky@linowes-law.com
Telephone Number Fax Number E-mail

We are requesting an extension for 3 ^{weeks} 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]
Signature

9-16-19
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 _____.