



**Key Bridge Estates, Preliminary Plan No. 120190170, Regulatory Extension Request #1**



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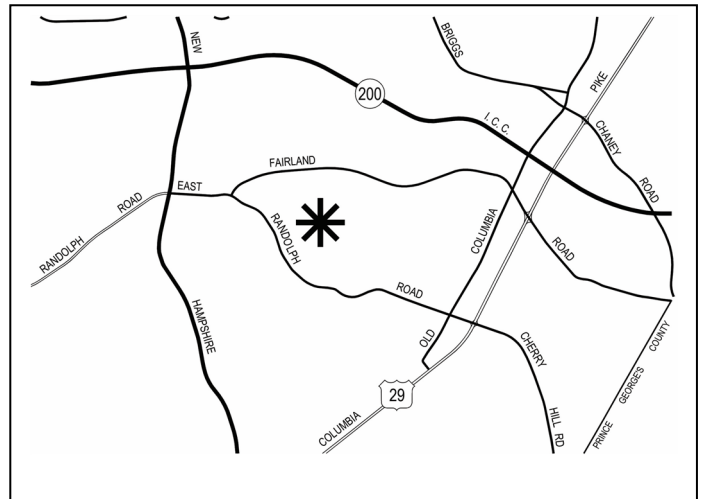
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**Completed: 1/6/2020**

**Description**

Request to extend the regulatory review period for Preliminary Plan No. 120190170 for two (2) months, from January 9, 2020 to March 2, 2020.

Location: 1415 Smith Village Road.  
Master Plan: 1997 *White Oak Master Plan*.  
Zone: R-90.  
Property Size: 2.17 acres.  
Applicant: Key Bridge International Real Estate LLC.  
Acceptance Date: September 11, 2019.  
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 September 11, 2019, with a tentative Planning Board date of January 9, 2020. On January 2, 2020, the Applicant made a timely request for a two-month extension, which exceeds the 30-day extension that can be granted by the Planning Director; therefore, it requires Planning Board approval.

The Applicant is requesting a two-month regulatory extension for the Preliminary Plan review period from January 9, 2020 to March 2, 2020, 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 as requested.

Attachment 1: Applicant’s extension request (dated January 2, 2020).



**Montgomery County Planning Department**  
 Maryland-National Capital Park and Planning Commission

Effective: February 6, 2019

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 Silver Spring, Maryland 20910-3760

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**REGULATORY REVIEW EXTENSION REQUEST**

Request #1       Request #2

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** Key Bridge Subdivision      **Plan No.** 120190170

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: 01/02/2019

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.)

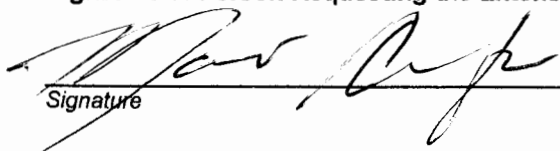
Mamo Assefa, PE	M.A Design Group		
<i>Name</i>	<i>Affiliation/Organization</i>		
1705 Chester Mill Road			
<i>Street Address</i>			
Silver Spring	MD	20906	
<i>City</i>	<i>State</i>	<i>Zip Code</i>	
(240) 271-9759	ma_design_group_@yahoo.com		
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 2 months until 03/02/2020

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

Due to the fact that there was a significant change to the preliminary plan from our initial submission, the storm-water management and the WSSC plans had to be revised and approved. These approvals will not be ready prior to the January 2, 2019 date and therefore we are requesting a 2 month extension .

**Signature of Person Requesting the Extension**

  
 \_\_\_\_\_  
 Signature

01/02/2020  
 \_\_\_\_\_  
 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 \_\_\_\_\_.