



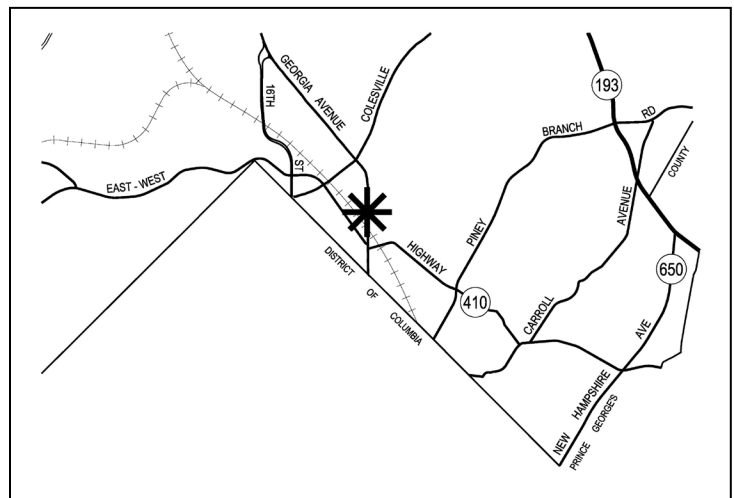
Site Plan 820200070, Quality Time Learning Center Annex – Regulatory Extension Request #1

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- SD Stephanie Dickel, Supervisor, Area 1, Stephanie.Dickel@montgomeryplanning.org, 301.495.4527
- EHC Elza Hisel-McCoy, Chief, Area 1, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

Staff Report Date: 2.27.20

Description

- First request to extend review of a Site Plan to construct a 22,000 square foot annex to the existing Quality Time Learning Center at 8101 Georgia Avenue.
- Located on the northeast corner of the Georgia Avenue/ Sligo Avenue intersection.
- 0.17 acres (7,257 square feet)
- CR 3.0 C 2.0 R 2.75 H-110 T and Fenton Village Overlay Zone;
- 2000 Silver Spring CBD Sector Plan
- Acceptance Date: November 20, 2019
- Applicant: ERNA, LLC
- Chapter 59, Chapter 22A



Staff Recommendation: Approval of the extension request.

Section 59.7.3.4.C of the Zoning Ordinance provides a 120-day limit for site plan hearings. The Planning Board may, however, extend this period. Based on the Application’s acceptance date of November 20, 2019, the Site Plan review period will expire on March 19, 2020.

The Applicant is continuing to address agency comments and requests additional time to coordinate with reviewing agencies. Items that remain outstanding include the coordination of a concurrent minor subdivision application. Although the Applicant requests an extension through April 12, 2020, staff recommends extending the Application through April 30, 2020 to provide sufficient time for the Applicant to respond to comments. This is the first extension request associated with the subject project.

Attachment A: Applicant’s extension request



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Effective: December 5, 2014

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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: Quality Time Learning Center Annex **Plan No.** 820200070

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: March 12, 2020

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.)

Kieyasien K. "Teya" Moore, Esq. Moore & Associates
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We are requesting an extension for 1 months until April 12, 2020

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

Sequencing a minor lot line adjustment under Section 7.1 as part of the Site Plan Application referenced above in conjunction with an administrative subdivision of adjoining lots under Section 6.1 regarding the proposed renovation of an existing structure at a later time in consultation with both DPS and Planning/Area 1 to secure approvals in time to fall under the 2015 IBC for building permit purposes as applied to the Quality Time Learning Center Annex.

Signature of Person Requesting the Extension

Signature

March 3, 2020
Date