






**Key Bridge Estates, Preliminary Plan No. 120190170, Regulatory Extension Request #3**

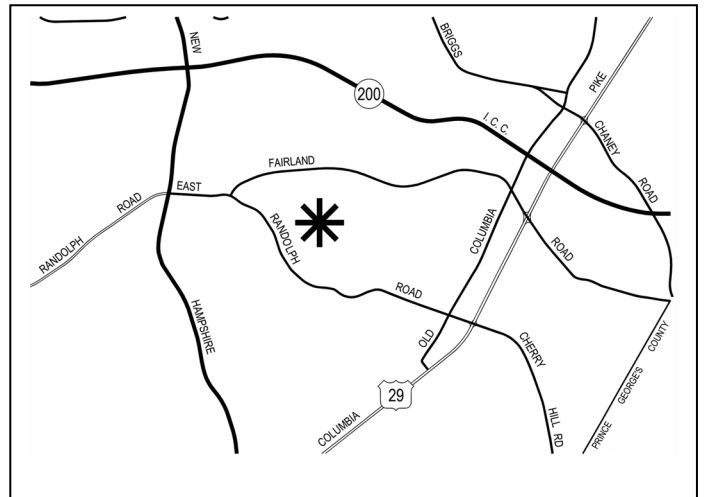
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**Completed: 4/20/2020**

**Description**

Request to extend the regulatory review period for Preliminary Plan No. 120190170 for one (1) month, from May 2, 2020 to June 4, 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 9, 2020, the Planning Board approved a two-month extension request to March 2, 2020. On February 27, the Planning Board approved a separate regulatory extension request until May 2, 2020.

The Applicant is requesting a third regulatory extension of the Preliminary Plan review period for one month from May 2, 2020 to June 4, 2020, because additional time is required to address the Planning Department final comments. Staff supports the Applicant’s request to extend the review period as requested.

Attachment 1: Applicant’s extension request (dated April 9, 2020).

# ATTACHMENT 1



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

Effective: December 5, 2014

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## REGULATORY PLAN EXTENSION REQUEST

Request #1

Request #3

M-NCPPC Staff Use Only

File Number  
Date Received

MCPB Hearing Date

Plan Name: Key Bridge Subdivision

Plan No. 12019017

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: May 4, 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.)

Mamo Assefa

M.A Design Group

*Name*

*Affiliation/Organization*

1705 Chester Mill Road

*Street Address*

Silver Spring

MD

20906

*City*

*State*

*Zip Code*

(240) 271-9759

*Telephone Number*

*ext.*

*Fax Number*

*E-mail*

We are requesting an extension for 1 months until June 4, 20120

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

We were awaiting approvals from DPS for the Stormwater Management Concept as well as MCDOT regarding Fire and Emergency access (FDA). We received FDA approval on March, 12, 2020 and the SWM approval on March 30, 2020 and the resolution of the the the MCDOT Design Exception request with MCDOT staff was resolved the 1st week of April. We believe we are now ready to go to the planning board, but given the time required to process by MNCPPC and staff we are requesting an extension, if MNCPPC staff feels that we have enough information to appear before the commission prior to the extension date, we will be more than happy to comply.

Signature of Person Requesting the Extension

  
*Signature*

04/19/2020  
*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 \_\_\_\_\_.