



Tomar's Addition, Preliminary Plan No. 620200060, Regulatory Extension Request #1



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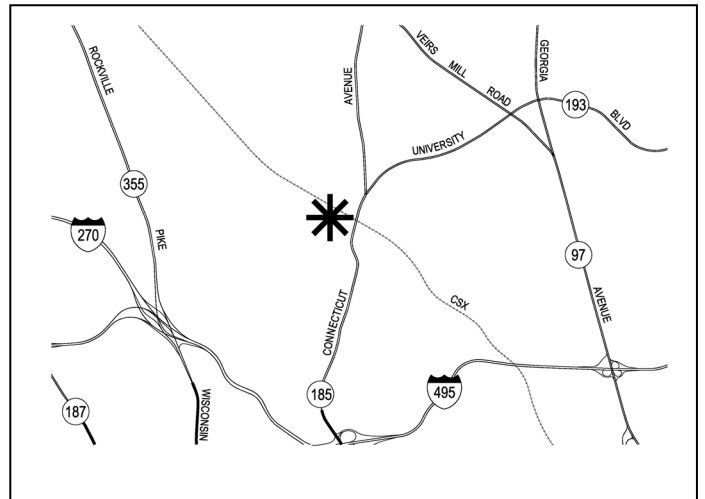
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Completed:5/1/2020

Description

Request to extend the regulatory review period for Preliminary Plan No. 620200060 for two (2) months, from May 14, 2020 to July 16, 2020.

Location: 10514 Warfield Street.
Master Plan: 2012 *Kensington Sector Plan*.
Zone: R-60.
Property Size: 0.13 acres.
Applicant: YKB Investments LLC.
Acceptance Date: February 12, 2020.
Review Basis: Chapter 50, Subdivision Regulations.



Summary

Section 50.6.3.B. of the Subdivision Regulations generally states that Administrative Subdivision Plans must be acted on by the Planning Director or scheduled for a public hearing within 90-days after the date an application is accepted.

The Application was accepted on February 12, 2020. After receiving commentary from an adjoining property owner, the Application was tentatively scheduled for the Planning Board on May 14, 2020.

The Applicant is requesting a regulatory extension of two months for the review period from May 14, 2020 to July 16, 2020, because additional time is required to address agency comments. Staff supports the Applicant's request to extend the review period as requested.

Attachment 1: Applicant's extension request (dated April 22, 2020).

ATTACHMENT 1



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

Effective: February 6, 2019

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REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #2

M-NCPPC Staff Use Only

File Number Date Received	_____ _____	MCPB Hearing Date	_____
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Plan Name: _____ **Plan No.** _____

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: _____

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.)

Name		Affiliation/Organization	
Street Address			
City	State		Zip Code
Telephone Number	Fax Number	E-mail	

We are requesting an extension for _____ months until _____

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

Signature of Person Requesting the Extension

Signature

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 _____.

Casey L. Cirner
301.517.4817
ccirner@milesstockbridge.com

April 22, 2020

Chairman Casey Anderson, Esq.
Members of the Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Regulatory Extension Request #1
Administrative Subdivision No. 620200060 Tomar's Addition

Dear Chairman Anderson and Members of the Montgomery County Planning Board:

The Applicant, YKB Investments LLC ("YKB"), submits this regulatory extension request to continue the May 14, 2020, Planning Board public hearing¹ until July 16, 2020.

The purpose of this extension request is to provide YKB additional time to complete certain outstanding tasks requested by the regulatory agencies. For example, the Department of Transportation ("DOT") requested additional information for the downstream analysis and therefore, still has it under review. The Washington Suburban Sanitary Commission has not yet provided any feedback on the proposed subdivision plan. Finally, the Maryland-National Capital Park and Planning Commission staff and DOT have requested additional information relative to the proposed right-of-way and its cross section.

As a result, YKB requests additional time to address these items before the Planning Board's public hearing.

We appreciate your consideration of this request.

Very truly yours,



Casey L. Cirner

cc: YKB Investments LLC
Michael Norton, Norton Land Design

¹Although this application was filed as an administrative subdivision, it has been scheduled for a Planning Board public hearing.