



Preliminary Plan 120200010, 809 Easley Street – Regulatory Extension Request No. 4



Katherine Mencarini, Planner Coordinator, Area 1, Katherine.Mencarini@montgomeryplanning.org, 301.495.4549



Stephanie Dickel, Supervisor, Area 1, Stephanie.Dickel@montgomeryplanning.org, 301.495.4527



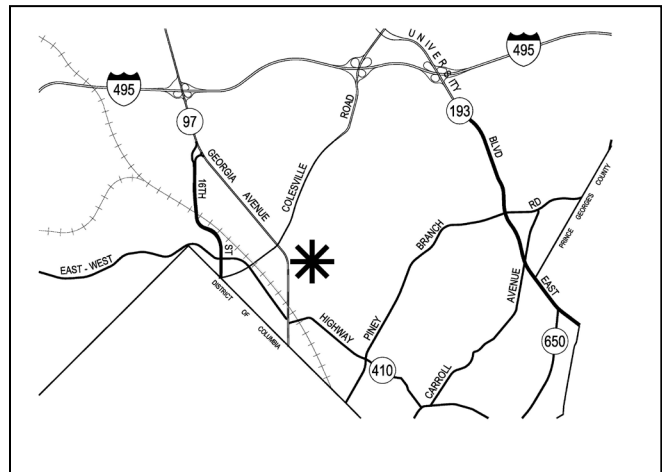
Elza Hisel-McCoy, Chief, Area 1, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

Staff Report Date: 5.26.2020

Description

Fourth request to extend review of a subdivision to create one lot from July 30, 2020 through October 31, 2020.

- Located on the north side of the Easley Street, approximately 300 feet east of Fenton Street
- 0.17 acres (7,500 square feet)
- CRN 0.5 C 0.5 R 0.25 H-35 zone
- 2000 *Silver Spring CBD Sector Plan*
- Applicant: Red Rock Films, Inc.
- Acceptance Date: October 29, 2019



Staff Recommendation: Approval of the extension request

Section 50.4.1.E of the Subdivision Regulations provides a 120-day limit for preliminary plan hearings. The Planning Board may, however, extend this period. Based on the Application’s acceptance date of October 29, 2019 and three previously approved extensions for the Subject Project, the Preliminary Plan review period will expire on July 30, 2020. The first extension was approved by the Planning Director extending the review period from February 26 to March 26. The second extension request was granted by the Planning Board on March 26, 2020, extending the review period from March 26, 2020 to May 29, 2020. The third extension was granted on April 30, extending the review period to July 30, 2020.

The Applicant has hired a new architect and would like to make substantial changes to the site layout and loading operations. The proposed changes to the layout will need to be reviewed and approved by Fire & Rescue, the Montgomery County Department of Transportation (MCDOT) the Department of Permitting Services (DPS) and planning staff. The Applicant therefore requested an additional three-month extension. Due to the anticipated changes that are substantially different from what was submitted previously, staff is recommending an additional month for review, and therefore the review would extend through October 31, 2020. The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance. This is the fourth extension request associated with the subject project.

Attachment A: Applicant’s extension request



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

8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Effective: February 6, 2019

Phone 301.495.4550
 Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #2

M-NCPPC Staff Use Only

File Number		MCPB Hearing Date	
Date Received			

Plan Name: _____ **Plan No.** _____

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: _____

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 _____.