



MCPB

Consent Item

Date: 7/16/2020

Tomar's Addition, Preliminary Plan No. 620200060, Regulatory Extension Request #2



Amy Lindsey, Planner Coordinator, Area 2 Division, amy.lindsey@montgomeryplanning.org, 301-495-2189



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Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, 301.495.4653

Completed: 7/1/2020

Description

Request to extend the regulatory review period for Preliminary Plan No. 620200060 for three (3) months, from July 16, 2020 to October 1, 2020.

Location: 10514 Warfield Street.

Master Plan: 2012 *Kensington Sector Plan*.

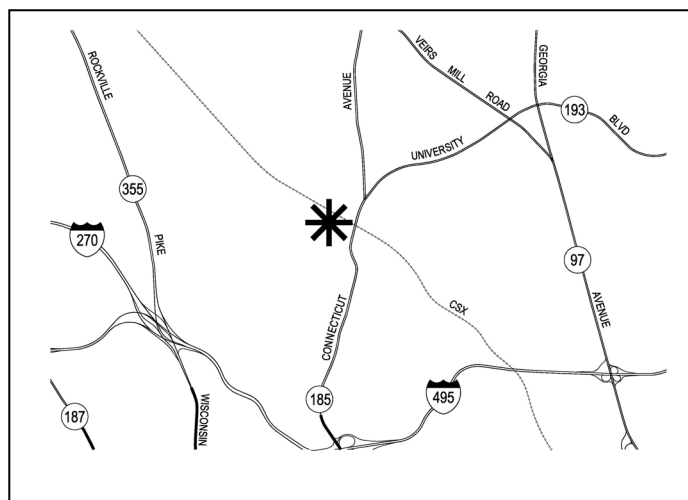
Zone: R-60.

Property Size: 0.13 acres.

Applicant: YKB Investments LLC.

Acceptance Date: February 12, 2020.

Review Basis: Chapter 50, Subdivision Regulations.



Summary

Section 50-4.1.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 February 12, 2020 as an Administrative Subdivision. After receiving commentary from an adjoining property owner, the Application was scheduled for the Planning Board on May 14, 2020. On May 14, 2020, the Planning Board approved the Applicant's request to extend the review period until July 16, 2020 in order to address agency comments.

The Applicant is requesting a regulatory extension of three months for the Preliminary Plan review period from July 16, 2020 to October 1, 2020, because additional time is required to address agency comments and easement negotiations. Staff supports the Applicant's request to extend the review period as requested.

Attachment 1: Applicant's extension request (dated June 26, 2020).

ATTACHMENT 1



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

Page 1 of 2

Effective: February 6, 2019

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REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1

☒ Request #2

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

Plan Name: Tomar's Addition

Plan No. 620200060

This is a request for extension of:

☐ Project Plan
☒ Preliminary Plan

☐ Sketch Plan
☐ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 07/16/2020

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.)

Casey L. Cirner		Miles & Stockbridge P.C.	
Name		Affiliation/Organization	
11 N. Washington Street, Suite 700			
Street Address			
Rockville	MD	20850	
City	State	Zip Code	
(301) 517-4817	ccirner@milesstockbridge.com		
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 3 months until 10/02/2020

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

see the attached letter.

Signature of Person Requesting the Extension

Signature

06/26/2020

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 _____.



Casey L. Cirner
301.517.4817
ccirner@milesstockbridge.com

June 26, 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 #2
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 July 16, 2020, Planning Board public hearing¹ until October 1, 2020.

The purpose of this extension request is to provide YKB additional time to receive feedback from the regulatory agencies on certain requests that YKB had to make for this administrative subdivision. For example, the Department of Transportation ("DOT") needs to respond to the requested design exception. In addition, Montgomery County needs to respond to the easement requested by YKB for its water and sewer connection. Finally, the Washington Suburban Sanitary Commission needs to confirm the proposed water and sewer connection location.

As a result, YKB requests additional time to coordinate and receive feedback from the regulatory agencies before the Planning Board's public hearing.

We appreciate your consideration of this request.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Casey L. Cirner', is written over a horizontal line.

Casey L. Cirner

cc: YKB Investments LLC
Michael Norton, Norton Land Design

4832-6488-8000v.1

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