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).
Plan Name: Tomar's Addition

This is a request for extension of:  
- 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.

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 ______________________.
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 hearing 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,

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.