


Montgomery Planning


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Chevy Chase Section 5, Preliminary Plan 120210070, Regulatory Extension Request No.1

MCPB
Item No.
Date 4/8/2021

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Staff Report Date: March 22, 2021

Description

1st request to extend the regulatory review period for the Preliminary Plan, from April 8, 2021 to July 29, 2021

Location: Windsor Place terminus and east side of Brookville Road

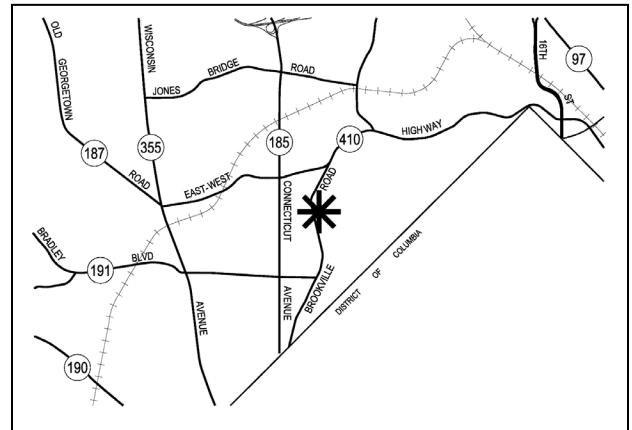
Zone: R-60

Master Plan: 1990 *Bethesda-Chevy Chase Master Plan*

Property Size: Approximately 4 acres

Applicant: Lacy Rice

Date Accepted: December 14, 2020



Summary

Chapter 50, Subdivision Regulations, Section 50.4.1.E. for Preliminary Plans, provides a 120-day limit for a hearing after the date an application is accepted. The Planning Board may, however, extend this period.

This is the first extension request associated with the subject project. The Applicant requested the extension (in an application dated March 4, 2021) to shift the review period for Preliminary Plan from the current date of April 8, 2021 to July 29, 2021. The extension will allow the Applicant additional time to obtain a letter of support/approval from the HPC for the proposed work on the Simpson House, prepare supplemental NRI/FSD information for approval, address DRC comments and to obtain the necessary approval memos from reviewing agencies. 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.

Staff recommends **APPROVAL** of this extension request.

Attachment A: Applicant's extension request.



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

Effective: January 29, 2021

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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: Chevy Chase Section 5 **Plan No.** 120210070

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: 04/15/2021

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.)

| | | | |
|-------------------------|---------------------------------|-------------------------|-----------------|
| Eric Tidd | CAS Engineering | | |
| <i>Name</i> | <i>Affiliation/Organization</i> | | |
| 10 Sourt Bentz Street | | | |
| <i>Street Address</i> | | | |
| Frederick | | MD | 21071 |
| <i>City</i> | | <i>State</i> | <i>Zip Code</i> |
| (301) 703-2342 | | eric@casengineering.com | |
| <i>Telephone Number</i> | <i>Fax Number</i> | <i>E-mail</i> | |

We are requesting an extension for 3 months until 07/29/2021

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

MNCPPC Staff determined that a letter of support/approval from the HPC for the proposed work on the Simpson House is needed prior to the Planning Board hearing. Additionally, the requirement for preparation and approval of the supplemental NRI/FSD information has caused added unforeseen delays to the review/approval process of this preliminary plan application.

At Staff's suggestion, we are requesting an extension until July 29, 2021, not to delay the project, but to prevent the potential need for additional requests.

Signature of Person Requesting the Extension

Signature

3/4/21
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 _____.