



**MCPB**

Item No.

Date 6/3/2021

## Chevy Chase Section 5, Preliminary Plan 120210070, Regulatory Extension Request No.2

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**SD** Stephanie Dickel, Supervisor, DownCounty Planning, [stephanie.dickel@montgomeryplanning.org](mailto:stephanie.dickel@montgomeryplanning.org), 301.495.4527

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**Staff Report Date:** May 24, 2021

### Description

2nd request to extend the regulatory review period for the Preliminary Plan, from July 29, 2021 to October 28, 2021

Location: Windsor Place terminus and east side of Brookville Road

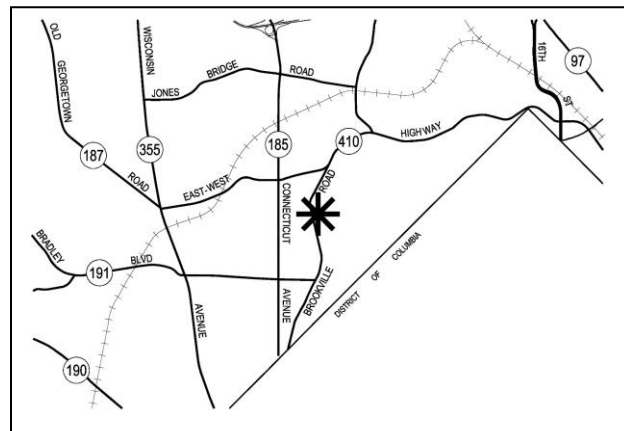
Zone: R-60

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 second extension request associated with the subject project. On April 8, 2021 the Planning Board approved the first request to extend the regulatory review period from April 8, 2021 to July 29, 2021. The Applicant requested a second extension (in an application dated May 14, 2021) to shift the review period for the Preliminary Plan from the current date of July 29, 2021 to October 28, 2021. The extension will allow the Applicant additional time to obtain NRI/FSD 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.



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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
<i>City</i>	<i>State</i>
(301) 703-2342	eric@casengineering.com
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	21071
<i>Fax Number</i>	<i>Zip Code</i>

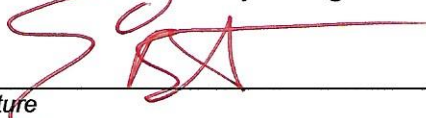
We are requesting an extension for 3 months until 10/28/2021

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

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. Though the NRI/FSD plan is substantially approved (pending an updated DNR letter), the next submission would be the 1<sup>st</sup> formal resubmission and there were many issues to resolve (including obtaining the NRI/FSD approval).

At Staff's suggestion, we are requesting an extension until October 28, 2021, not to delay the project, but to prevent the potential need for additional requests.

**Signature of Person Requesting the Extension**

  
 \_\_\_\_\_  
*Signature*

5/14/21  
 \_\_\_\_\_  
*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 \_\_\_\_\_.