



Chevy Chase Section 5, Preliminary Plan 120210070, Regulatory Extension Request No.3

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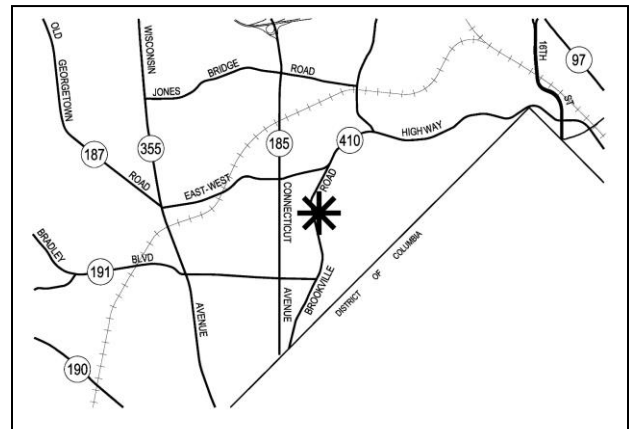
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Staff Report Date: October 11, 2021

Description

- 3rd request to extend the regulatory review period for the Preliminary Plan, from October 28, 2021 to January 20, 2022
- Location: Windsor Place terminus and east side of Brookville Road
- Zone: R-60
- Master Plan: 1990 *Bethesda-Chevy Chase Master Plan*
- Property Size: Approximately 3.25 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 third 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 second request was approved on June 3, 2021 to extend the regulatory review period from July 29, 2021 to October 28, 2021. The Applicant has requested a third extension (in an application dated October 8, 2021) to shift the review period for the Preliminary Plan from the current date of October 28, 2021 to January 20, 2022. The extension has been requested to allow time to address application revisions that will now exclude the historic property from the overall plans so that permits for the associated building addition could be released to meet contractual obligations. The additional time is needed to revise the plans accordingly and for updated agency approval memos. 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

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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: 10/21/2021

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.)

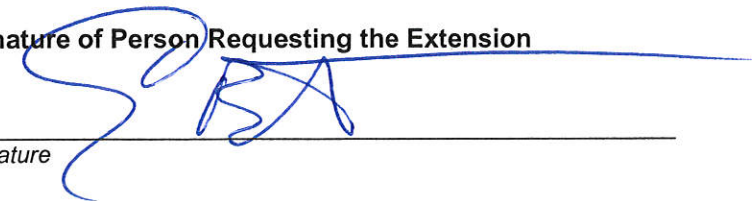
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We are requesting an extension for 3 months until 01/20/2022

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

The applicant has contractual obligations making the release of the permit(s) for the addition on the historic property (7315 Brookville Road, Parcel 431) an urgent priority. He is requesting a suspension of the review/ Board consideration of this preliminary plan to allow him to amend the application to remove the historic lot so that the permit(s) can be released. The applicant will need time to adjust previously submitted plans and staff will need time to restart their review and issue comments, etc before coming back to the Planning Board.

Signature of Person Requesting the Extension



Signature

10/8/21

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 _____.