

## 8800 BROOKVILLE ROAD PRELIMINARY PLAN NO. 120190130, EXTENSION REQUEST NO. 4

### Description

Fourth request to extend review period, from December 30, 2021 to December 29, 2022, to create a single recorded lot from an unrecorded parcel with no new development proposed, located at 8800 Brookville Road, located in the IM Zone on 9.93 acres in the 2017 Greater Lyttonsville Sector Plan.

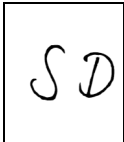
NO. 120190130

COMPLETED: 11.29.2021

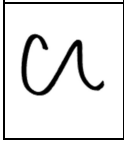
MCPB

Item No. 1  
2021

2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902



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



Elza Hisel-McCoy, Chief, DownCounty Planning, [Elza.Hisel-McCoy@montgomeryplanning.org](mailto:Elza.Hisel-McCoy@montgomeryplanning.org), 301.495.2115

**LOCATION:**

Brookville Road, 400 feet southwest of Lyttonsville Place

**MASTER PLAN ZONE**

IM 2.5 H 50

**PROPERTY SIZE**

9.93 acres

**APPLICANT**

Montgomery County Housing Opportunities Commission

**ACCEPTANCE DATE:**

November 29, 2018

**REVIEW BASIS:**

Section 50.4.1.E



**Summary**

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. The Planning Board may, however, extend this period.
- The Planning Board granted three extensions for this Application on March 18, 2019, extending the review period from March 28, 2019, to September 28, 2019, from September 28, 2019 through September 28, 2020, and from September 28, 2020 through December 30, 2021.
- The Applicant has requested, in an application dated November 16, 2021, that the review period for the Preliminary Plan be extended from the current date of December 30, 2021 to December 29, 2022.
- The Applicant is continuing to explore and evaluate potential plan revision alternatives that better achieve the goals of the *Greater Lyttonsville Sector Plan* and to address agency comments. These plan alternatives are complex and involve other property owners in Lyttonsville, including governmental entities, in an effort to further the goals and recommendations of the Greater Lyttonsville Sector Plan.
- 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. This is the fourth extension request associated with the subject project.

Attachment:

A. Applicant's Request

**Steven A. Robins**  
301-657-0747  
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**Elizabeth C. Rogers**  
301-841-3845  
[ecrogers@lerchearly.com](mailto:ecrogers@lerchearly.com)

November 16, 2021

**VIA ELECTRONIC DELIVERY**

The Honorable Casey Anderson, Chair  
And Members of the Montgomery County Planning Board  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: 8800 Brookville Road  
Preliminary Plan No. 120190130 (the "Application")

Dear Chairman Anderson and Members of the Board:

On behalf of the Montgomery County Housing Opportunities Commission (the “Applicant”), and pursuant to Montgomery County Code Section 50.4.1.E, we are submitting this request for an extension of the review period for the above-referenced Application.

The Application was formally accepted on November 29, 2018. The Montgomery County Planning Board (the “Planning Board”) has granted previous extensions of the Preliminary Plan – most recently an extension request that will expire on December 30, 2021. Accordingly, the Preliminary Plan would be tentatively scheduled for a Planning Board hearing before that date.


The Preliminary Plan likely will involve other property owners in the Lyttonsville planning, including but not limited to, governmental entities. As mentioned in our last extension request, the Applicant has expended significant time and efforts continuing to explore plan alternatives, and to address agency comments received at DRC. These plan alternatives are complex and involve other property owners in Lyttonsville, including governmental entities, in an effort to further the goals and recommendations of the Greater Lyttonsville Sector Plan (the “Sector Plan”). For example, earlier in the year, WSSC issued a RFP for its property in Lyttonsville that likely impacts the disposition of this Preliminary Plan. To date, WSSC has not made its final determination regarding the disposition of its property. Also, as the Planning Board most certainly can appreciate, these governmental entities have understandably been

focused on other things during this past year, given the on-going COVID-19 pandemic. As such, despite all of these efforts, the Applicant has not been able to solidify all of the necessary pieces to move forward with the plan that will help achieve the goals of the Sector Plan. As such, the Applicant is respectfully requesting a forth extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Application. The proposed extension would be for 12 months, or until December 29, 2022.

We are seeking the Planning Board's affirmative approval of this additional extension, to provide the Applicant with the time needed to solidify the planning efforts and thus, move forward with the plan. Importantly, the requested extension will not in any way jeopardize other applications in the Planning Area.

Please find the completed Regulatory Plan Extension Request application form enclosed for your use. We trust that you will contact us if you have any questions, or require any additional information. Thank you for your consideration of this request.

Very truly yours,



Steven A. Robins



Elizabeth C. Rogers

cc: Mr. Elza Hisel-McCoy  
Ms. Stephanie Dickel  
Mr. Gio Kaviladze  
Mr. Jason Sereno  
Mr. Joshua Sloan



8787 Georgia Avenue  
 Silver Spring, Maryland 20910-3760

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Effective: February 6, 2019

Phone 301.495.4550  
 Fax 301.495.1306

**REGULATORY REVIEW EXTENSION REQUEST**

Request #1       Request #4

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

**Plan Name:** 8800 Brookville Road      **Plan No.** 120190130

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: 12/30/2021

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.)

Steven A. Robins		Lerch, Early & Brewer, Chtd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 657-0747		sarobins@lercheearly.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 12 months until 12/29/2022

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

See attached letter.

**Signature of Person Requesting the Extension**

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

11/16/2021  
 \_\_\_\_\_  
*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 \_\_\_\_\_.