

## 12710 TWINBROOK PARKWAY SKETCH PLAN NO. 320220020 SITE PLAN NO. 820220010, EXTENSION REQUEST NO. 2

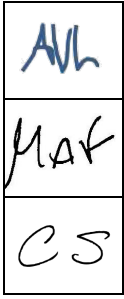
### Description

Request to extend review period for the Sketch Plan and Site Plan from March 3, 2022 to April 7, 2022. This is the second extension request. The Sketch and Site Plans propose to redevelop the property with a 6-story mixed-use building with 62,538 square feet of residential development and 4,089 square feet of commercial development. The project is located at 12710 Twinbrook Parkway, approximately 280 feet north of Ardennes Avenue, zoned CR-1.5, C-1.0, R-1.25, H-145' on 0.708 acres within the 2009 *Twinbrook Sector Plan*.

No. 320220020, 820220010  
Completed: 3-4-2022

MCPB  
3-17-2022

2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902



Amy Lindsey, Planner III, Mid-County Planning, [Amy.Lindsey@montgomeryplanning.org](mailto:Amy.Lindsey@montgomeryplanning.org), 301-495-2189

Matthew Folden, Supervisor, Mid-County Planning, [Matthew.Folden@montgomeryplanning.org](mailto:Matthew.Folden@montgomeryplanning.org), 301-495-4539

Carrie Sanders, Chief, Mid-County Planning, [Carrie.Sanders@montgomeryplanning.org](mailto:Carrie.Sanders@montgomeryplanning.org), 301-495-4653

#### LOCATION:

12710 Twinbrook Parkway,  
approximately 280 feet north of Ardennes  
Avenue

#### MASTER PLAN ZONE:

2009 *Twinbrook Sector Plan*

#### PROPERTY SIZE:

0.708 acres

#### APPLICANT:

Perfect Home LLC

#### ACCEPTANCE DATE:

October 8, 2021

#### REVIEW BASIS:

Section 59.7.3.3.C  
Section 59.7.3.4.C



## Summary

- Section 59.7.3.3.C provides a 120-day review period for Sketch Plan hearings. The Planning Board may extend this period.
- Section 59.7.3.4.C provides a 120-day review period for Site Plan hearings. The Planning Board may extend this period.
- The Applicant has requested, in a letter dated February 28, 2022, that the review period for the Sketch and Site Plans be extended from March 3, 2022 to April 7, 2022.
- The Applicant requests an extension for both Applications to be heard concurrently to ensure the most efficient use of the Planning Department and Planning Board's resources and to address all agency comments.
- On December 15, 2021, the Planning Director granted a 30-day extension of the review period for the Preliminary and Site Plan Amendments from February 3, 2022 to March 3, 2022.

## ATTACHMENT

*Attachment A: Applicant's Extension Request*



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

Effective: December 5, 2014

8787 Georgia Avenue  
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550  
 Fax 301.495.1306

## REGULATORY PLAN EXTENSION REQUEST

☐ Request #1

☐ Request #2

### M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** \_\_\_\_\_ **Plan No.** \_\_\_\_\_ & 820220010

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: \_\_\_\_\_

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.)

Name		Affiliation/Organization	
Street Address			
City	State	Zip Code	
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for \_\_\_\_\_ months until \_\_\_\_\_

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

### Signature of Person Requesting the Extension

Signature Soo Lee Cho  
 Soo Lee-Cho, Esq.  
 Attorney for the Owner/Applicant

\_\_\_\_\_ 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 \_\_\_\_\_.