

**1910 UNIVERSITY BLVD SENIOR HOUSING**  
**PRELIMINARY PLAN NO. 120210230,**  
**REGULATORY EXTENSION REQUEST NO. 3**

**Description**

Request to extend the regulatory review period for Preliminary Plan No. 120210230 through July 28, 2022.

No. 120210230  
Completed: 04-04-2022

MCPB  
04-21-2022

2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902



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**LOCATION:**

1910 University Blvd.

**PROPERTY SIZE:**

3.56 acres

**MASTER PLAN/ZONE:**

*Wheaton CBD and Vicinity Sector Plan/ R-60*

**APPLICANT:**

1910 University, LLC

**ACCEPTANCE DATE:**

September 8, 2021

**REVIEW BASIS:**

Chapter 50



**Summary**

- Section 50-4.1.E of the Subdivision Regulations generally states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the date an application is accepted. However, the Planning Director may extend the regulatory review period for 30 days and the Planning Board may extend it beyond 30 days.
- The Application was initially accepted on September 8, 2021 with a tentative Planning Board date of December 23, 2021. On December 13, 2021, the Planning Director granted a 30-day extension of the regulatory review period with a tentative Planning Board hearing date of January 20, 2022. On January 20, 2022, the Planning Board approved a second request to extend the regulatory review period from January 20, 2022 to April 28, 2022.
- On March 14, 2022, the Applicant submitted a third request to extend the regulatory review period from April 28, 2022 to July 28, 2022.
- Staff supports the extension request for the reasons stated in Attachment 1.

**ATTACHMENT**

*Attachment A: Applicant’s extension request, dated March 14, 2022.*

# ATTACHMENT 1



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

Effective: January 29, 2021

2425 Reedie Drive  
Wheaton, Maryland 20902

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## REGULATORY REVIEW EXTENSION REQUEST

Request #1       Request #2     Request #3

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

**Plan Name:** 1910 University Senior Housing

**Plan No.** 12021023

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: 04/28/2022

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.)

Jody S. Kline

Miller, Miller & Canby

*Name*

*Affiliation/Organization*

200-B Monroe Street

*Street Address*

Rockville

MD

20850

*City*

*State*

*Zip Code*

(301) 762-5212

jskline@mmcanby.com

*Telephone Number*

*Fax Number*

*E-mail*

We are requesting an extension for 3 months until 07/28/2022

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

This preliminary plan application is paired with Conditional Use Application No. 22-04 and was anticipated to be reviewed and approved by the Planning Board on the same day as the CU application. The Applicant has recently become aware that a Zoning Ordinance Text Amendment (ZTA 21-02) introduced and adopted after the filing of Case No. CU 22-04 and Preliminary Plan No. 12021023 allows for the relocation of a proposed building thus creating more open space on the land area covered by the pending preliminary on-site buildings and more distance between new buildings and existing single family residences. It is anticipated that amendment of the pending Conditional Use Application will take some months to be reviewed and then presented to the Planning Board for recommendation to the Hearing Examiner. An extension of the hearing date for this preliminary plan is therefore requested to July 28, 2022 to coincide with the expected date for review of Case No. CU 22-04 by the Planning Board.

**Signature of Person Requesting the Extension**

*Signature* Jody S. Kline

03/14/2022

*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 \_\_\_\_\_.

\_\_\_\_\_