



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

2425 Reddie Drive
 Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: January 29, 2021

Phone 301.495.4550
 Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2 Request #3

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

Plan Name: Jerome Freibaum, Lot 4, Adm.Sub.App

Plan No. 620210080

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: 12/22/2022

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

Name
200-B Monroe Street

Attorney
 Affiliation/Organization

Street Address
Rockville

City
301.762.5212

MD Select one of the following: 20850
 State Zip Code

Telephone Number Fax Number

jskline@mmcanby.com
 E-mail

We are requesting an extension for 4 months until April 20, 2023

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

This is the Applicant's third request for extension of the public hearing date for a pending administrative subdivision applicatin. After a long and candid discussion with staff on November 21, 2022, it was determined that the Applicant must expand its design team in order to correct, revise and supplement the current application which staff has concluded is inaccurate and incomplete. (see attached statement)

Signature of Person Requesting the Extension

Jody S. Kline
 Signature Jody S. Kline

29 NOV 2022
 Date

Explanation for Extension Request (Continued)

The Applicant initiated the subject Administrative Subdivision Application using the services of a personal friend who is a registered civil engineer but who does not regularly work with the County's Subdivision Regulations and is definitely not familiar with MNCPPC's ePlans system. For instance, during the meeting on November 21 with staff, it was pointed out how many of the engineer's submissions had been mislabeled or misfiled. Furthermore, numerous sheets and plans submitted were missing essential information in order to allow the application to be properly reviewed.

Despite staff's efforts to work with the original engineer and the application in its present state, it was agreed that outside professional assistance was needed to get the application "back on track." Accordingly, attending the November 21 meeting was a new team member who is a landscape architect by training and an experienced site designer familiar with the County's Subdivision Regulations and intimately familiar with the idiosyncrasies of the ePlans system. After listening to the dissection of the pending application, Mr. Michael Norton estimated that he would have to "scrap" all pending plans and the effort to get the subdivision plan to a point that it was ready for staff and the Planning Board would be the equivalent of 70% of the work required for this type of subdivision plan if he started from scratch. Mr. Norton thought that it would take him two months, including working with staff on sophisticated tree preservation issues, before the application would be deemed to be complete and ready for staff evaluation. Such a review of the application will likely include re-review from MCDOT and DPS, Water Resources Section, and extensive work with staff on tree preservation matters.

Accordingly, the Applicant requests an extension of time of up to four (4) months, until April 20, 2023 to have the subdivision plan completed, reviewed and presented to the Planning Board. It is felt by the Applicant and Staff that an extension of four (4) months duration should be more than adequate to avoid any further extension requests.

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 _____.
