

**DECOVERLY HALL  
PRELIMINARY PLAN NO. 11985245C  
SITE PLAN NO. 81988015G  
FOREST CONSERVATION PLAN NO. F20230070  
EXTENSION REQUEST NO. 1**



**Description**

Request to extend review period for the Preliminary Plan, Site Plan, and Forest Conservation Plan from July 27, 2023 to September 21, 2023. This is the first extension request.

Nos. 1185245C, 81988015G,  
F20230070  
Completed: 6-16-2023

MCPB  
Item No. 3  
6-29-2023

Montgomery County  
Planning Board  
2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902

## Planning Staff



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### LOCATION:

9501 Key West Avenue, Rockville

### MASTER PLAN/ZONE:

2021 *Great Seneca Science Corridor Minor Master Plan*  
EOF 1.5, H-75

### PROPERTY SIZE:

44.09 acres

### APPLICANT:

BCSP 9501 Land, LLC c/o Beacon Capital Partners, LLC

### ACCEPTANCE DATE:

March 8, 2023

### REVIEW BASIS:

Section 50.4.1.E  
Section 59.7.3.4.C



## Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary 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 requests an extension for all three 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.
- The Applicant has been meeting with staff to respond to DRC comments that required additional, unexpected fieldwork.
- The Applications propose to increase the approved density from 105,000 square feet to 165,000 square feet on Parcel KK; increase the height of the building by one story; change the use from Office to a combination of Office, Research and Development and Medical/Scientific Manufacturing; and revise the associated landscape and hardscape.

### ATTACHMENT

*Attachment A: Applicant's Extension Request*

# ATTACHMENT A



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

Effective: January 29, 2021

2425 Reedie Drive  
Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550  
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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:** Decoverly Hall      **Plan No.** 11985245C and 81988015G

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: 07/27/2023

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.)


Patricia A. Harris	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) 841-3832	paharris@lercheearly.com		
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 2 months until 09/21/2023

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

To provide adequate time to respond to the DRC comments

### Signature of Person Requesting the Extension

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

05/16/2023  
\_\_\_\_\_  
*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 \_\_\_\_\_.