

## KINGS CROSSING, SITE PLAN NO. 820240070

### REGULATORY EXTENSION REQUEST NO. 1

#### Description

Request to extend review period, from May 23<sup>rd</sup> to July 11<sup>th</sup>; Application to create 10 lots for 10 new single-family detached dwelling units and one lot for one existing single-family detached dwelling unit.

No. 820240070

Completed: 4/26/2024

MCPB

Item No. 3

May 9, 2024

Montgomery County  
Planning Board

2425 Reddie Drive  
Floor 14

Wheaton, MD 20902

# Planning Staff

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SP Sandra Pereira, Supervisor, UpCounty Planning, [Sandra.Pereira@montgomeryplanning.org](mailto:Sandra.Pereira@montgomeryplanning.org), 301-495-2186

PB Patrick Butler, Chief, UpCounty Planning, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), 301-495-4561

## Summary

### LOCATION/ADDRESS

Southeast corner of the intersection of Autumn Gold Road and Crossview Road

### MASTER PLAN

*1989 Germantown Master Plan*

### ZONE

R-200

### PROPERTY SIZE

5.99

### APPLICANT

Jim Zhao & Dianna Lu

### ACCEPTANCE DATE

January 24, 2024

### REVIEW BASIS

Chapter 22A, 50 and 59

- Section 59.7.3.4.C provides a 120-day review period for Site Plan hearings. The Planning Board may, however, extend this period.
- The Application was accepted on 1/24/2024, which established a Planning Board date no later than 5/23/2024.
- The Applicant is requesting an additional 2-month extension of the review period to 7/11/2024.
- This extension will allow the Applicant time to address comments related to impervious surface limitations and requirements.
- 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.
- Staff recommends APPROVAL of the extension request.

Attachment:

- A. Applicant's Request



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 Wheaton, Maryland 20902

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**REGULATORY REVIEW EXTENSION REQUEST**

Request #1       Request #2

M-NCPPC Staff Use

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** KINGS CROSSING      **Plan No.** 820240070

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: 05/23/2024

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.)

JIM ZHAO & DIANNA LU

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<i>Name</i>	<i>Affiliation/Organization</i>		
18505 CROSSVIEW ROAD			
<i>Street Address</i>		<i>MD</i>	<i>20841</i>
BOYDS		<i>State</i>	<i>Zip Code</i>
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(240) 779-7876		jzhao@frederick-engineering.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 2 months until 07 /1 2024

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

We are wrapping up the last few comments and need the time to meet the deadlines and leave time to complete.

**Signature of Person Requesting the Extension**

**Jim Zhao**

Digitally signed by Jim Zhao  
 DN: cn=Jim Zhao, o=IGC CA1, ou=I,  
 email=jzhao@frederick-engineering.com, c=US  
 Date: 2024.04.08 20:41:25 -04'00'

Signature

04/08/2024

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 \_\_\_\_\_.