

**RUBY SENIOR HOMES, PRELIMINARY PLAN NO. 120250030,  
REGULATORY EXTENSION REQUEST NO. 1**

**[Description]**

Request to extend review period, from January 16, 2025 to March 2, 2025; Application to create 1 lot for a Senior Living Facility.

COMPLETED: 1/3/2025

PLANNING BOARD HEARING DATE: 1/16/2025

MCPB ITEM NO. XX

## Planning Staff



Joshua Penn, Planner III, 301-495-4546



Nkosi Yearwood, Supervisor, 301-495-1332



Patrick Butler, Chief, 301-495-4561

### LOCATION/ADDRESS

On West Old Baltimore Road, 100 feet W of Ruby Drive.

### MASTER PLAN

Clarksburg Master Plan

### ZONE

R-200

### PROPERTY SIZE

4.66 Acres

### APPLICANT

Becky Jia

### ACCEPTANCE DATE

September 18, 2024

### REVIEW BASIS

Chapter 50

## Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. The Planning Board may, however, extend this period.
- The Application was accepted on September 18, 2024, which established a Planning Board date no later than January 16, 2025.
- The Applicant is requesting an additional 45-day extension of the review period to March 2, 2025.
- This extension will allow the Applicant time to fully respond to issues that were raised at time of DRC
- 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



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

Effective: December 5, 2014

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 Silver Spring, Maryland 20910-3760

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**REGULATORY PLAN EXTENSION REQUEST**

Request #1       Request #2

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

**Plan Name:** Ruby Senior Homes      **Plan No.** 120250030

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: January 16, 2025

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.)

Elizabeth Rogers		Lerch, Early & Brewer, Chd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Ste. 700			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 841-3845		ecrogers@lercheearly.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 45 days until March 2, 2025

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

Please see attached.

**Signature of Person Requesting the Extension**

\_\_\_\_\_  
 Signature

January 2, 2025  
 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 \_\_\_\_\_.

**Elizabeth C. Rogers**  
301-841-3845  
[ecrogers@lerchearly.com](mailto:ecrogers@lerchearly.com)

January 2, 2025

**VIA ELECTRONIC DELIVERY**

Mr. Artie Harris, Chair  
And members of the Montgomery County Planning Board  
Maryland National Capital Park and Planning Commission  
2425 Reedie Drive, 14<sup>th</sup> Floor  
Wheaton, Maryland 20902

Re: Ruby Senior Homes  
Extension Request  
Preliminary Plan No. 120250030 (the “Application”)

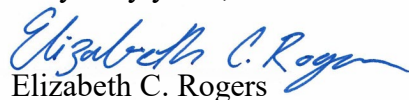
Dear Chair Harris,

Our firm represents Worldshine Homes, LLC (the “Applicant”) in connection with the above-referenced Preliminary Plan Application for the Property located in the northwest quadrant of the intersection of West Old Baltimore Road and Ruby Drive in Boyds, Maryland (the “Property”). On behalf of the Applicant, and pursuant to Montgomery County Code Section 50.4.1.E, we respectfully request an extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Application. The Application was initially accepted on September 18, 2024. Accordingly, the 120-day regulatory review period for the Application currently runs through January 16, 2025.

The Applicant is requesting additional time to work through the comments raised by technical staff at the Development Review Committee meeting, and afford Planning Staff sufficient time to complete their review and write their Report. Specifically, the Applicant is requesting a 45-day extension, which will last until March 2, 2025 and result in a Planning Board hearing no later than February 27, 2025. However, it is the Applicant’s intention to work with Staff during the review period so that the full extension will not be needed.

Attached to this letter is a signed application for the requested extension. Thank you for your consideration of this matter.

Very truly yours,

  
Elizabeth C. Rogers