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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2 / 4

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

Plan Name: Bradley Hills Grove Section 2 **Plan No.** 120230090

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: 3/13/25

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.)

Lane Kurkjian	CAS Engineering
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We are requesting an extension for 6 months until 9/13/25

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

The Applicant hereby requests the approval of a 6-month extension to the MNCPPC Planning Board. The Applicant was unable to obtain easements from two private property owners necessary to upgrade the existing storm drain system. Subsequently, the Applicant proposed applying an impervious surface limitation to each of the four (4) proposed lots to minimize impact to the existing storm drain system. MCDOT and MCDPS expressed concerns with the enforceability of an impervious surface cap in a virtual meeting on 2/7/25.

The applicant requests additional time to investigate a change to the subdivision regulations that would establish an impervious surface limit as a legitimate mechanism to reduce storm drain impacts for small subdivisions. A meeting with Planning Staff has been requested and is currently being scheduled. The Applicant and team have been working diligently and actively to investigate options since the last extension was granted. Additional time is needed to investigate a new approach given the recent MCDOT/MCDPS input and upcoming meeting with Planning Staff.

Lane Kurkjian
 Signature

2/24/25
 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 _____.