

**KINGSVIEW KNOLLS, PRELIMINARY PLAN NO. 120220180,
REGULATORY EXTENSION REQUEST NO. 2**

Request to extend the review period from February 15, 2025 to May 15, 2025; Application to create five (5) lots for five (5) single-family detached dwelling units.

COMPLETED: 2/21/2025

PLANNING BOARD HEARING DATE: 3/13/2025

MCPB ITEM NO. 3

Planning Staff

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SP	Sandra Pereira, Supervisor, Upcounty Planning, sandra.pereira@montgomeryplanning.org , 301.495.2186
PB	Patrick Butler, Chief, Upcounty Planning, patrick.butler@montgomeryplanning.org , 301.495.4561

LOCATION/ADDRESS

On Kingshill Road, 200 feet southwest of Kingsbrook Drive

MASTER PLAN

1989 *Germantown Master Plan*

ZONE

R-200 Zone & TDR 4.0 Overlay Zone

PROPERTY SIZE

1.77 acres

APPLICANT

Packard & Associates, LLC

ACCEPTANCE DATE

April 17, 2024

REVIEW BASIS

Chapters 22A, 50, & 59

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 April 17, 2024, which established a Planning Board date no later than August 15, 2024. The Planning Board approved an extension request establishing a hearing date no later than February 13, 2025.
- The Applicant is requesting an additional three-month **retroactive** extension of the review period to May 15, 2025.
- This extension will allow the Applicant time to conclude efforts with neighboring property owners to grade and discharge water onto their properties and address outstanding Preliminary Plan DRC comments.
- 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 4, 2024

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REGULATORY REVIEW EXTENSION REQUEST

MNCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Kingsview Knolls **Plan No.** 120220180

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 (this date is the last scheduled Planning Board hearing date within the review period): _____
 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.)

Srinivasa Yavasani


Name		Affiliation/Organization	
12503 Grand Street			
Street Address			
Clarksburg	MD	20871	
City		State	Zip Code
3013518643	srini.yavasani@gmail.com		
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 3 days/ months until 5/15/2025 (this date must be a scheduled Planning Board hearing date).

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

We concluding the efforts to work out arrangements with permission to grade and discharge water onto their properties and need a little more time to secure before proceeding.

Signature of Person Requesting the Extension



 Signature

02/11/2025

 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 one extension 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 _____ (this date must be a schedule Planning Board hearing date).

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 of the Planning Board public hearing date from _____ until _____ (this date must be a scheduled Planning Board public hearing date).