Summary

Zoning Ordinance Section 59.7.3.3.C provides a 90-day limit for sketch plan hearings. The Planning Board may, however, extend this period. Chapter 50, Subdivision Regulations, Section 50.4.1.E provides a 120-day limit for preliminary plan hearings. The Planning Board may, however, extend this period. Zoning Ordinance Section 59.7.3.4.C provides a 120-day limit for site plan hearings. The Planning Board may, however, extend this period. The Applicant requested, in an application dated October 26, 2017, that the review period for the Sketch Plan, Preliminary Plan Amendment, and Site Plan be extended, from the current dates of November 16, 2017, to December 15, 2017. The extensions will allow the Applicant more time to address agency comments and for a joint hearing of the applications, which will be more efficient. The Planning Board hearing on the applications may take place before the end of the review period, and will be publicly noticed in accordance with the Zoning Ordinance. This is the second extension request associated with the subject project.

Staff recommends APPROVAL of the extension request.
October 26, 2017

VIA ELECTRONIC DELIVERY

Casey Anderson, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Elizabeth Square; Sketch Plan No. 320170090

Dear Chair Anderson:

The purpose of this letter is to request an extension of time for the Planning Board to consider the application listed above at a public hearing. The application was formally accepted on June 28, 2017. The Planning Board approved an extension request until November 16, 2017.

The prior extension period during which the Planning Board must hold a public hearing on the Sketch Plan expires on November 16, 2017. The Sketch Plan was filed with Preliminary Plan Amendment No. 12015003B and Site Plan No. 820170140 (collectively, the “Applications”). As this is a complicated project that includes a County Recreation and Aquatic Center, it would be in the interest of administrative economy for the Applications to be heard at the same time. A companion extension request has been submitted for both the Preliminary Plan Amendment and the Site Plan. In addition, the extension would allow time for the Applicant to continue to work with the Staff to address the few remaining comments received on the Applications.

Staff has advised the Applicant that the Planning Board hearing on the Applications is scheduled for December 7, 2017. Accordingly, the Applicant requests an extension of the time for the public hearing to be held on the Sketch Plan until December 15, 2017.

Thank you for your consideration of this request.

Very truly yours,

LERCH, EARLY & BREWER, CHARTERED

William Kominers

Susan M. Reutershah
cc: Mr. Brian Kim
Mr. Bruce Lee
Mr. Hyunsuk Choi
Mr. David Dise
Mr. Gabriel Albomez
Mr. Robert Kronenberg
Mr. Elza Hisel-McCoy
Ms. Stephanie Dickel
Plan Name: Elizabeth Square

This is a request for extension of: ☑ Sketch Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: December 7, 2017

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's Representative

William Kominers and Susan Reutershans

7600 Wisconsin Avenue, Suite 700

Bethesda, Maryland 20814

(301) 986-1300 (301) 986-0332 wkominers@lerchearly.com smreutershans@lerchearly.com

We are requesting an extension for 30 days months until December 15, 2017

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

The prior extension period during which the Planning Board must hold a public hearing on the Sketch Plan will expire on November 16, 2017. The Sketch Plan was filed with Preliminary Plan Amendment No. 12015003B and Site Plan No. 820170140 (collectively, the "Applications"). As this is a complicated project that includes a County Recreation and Aquatic Center, it would be in the interest of administrative economy for the Applications to be heard at the same time. In addition, the extension would allow time for the Applicant to continue to work with the Staff to address the few remaining comments received on the Applications.

Signature of Person Requesting the Extension

William Kominers

Date: 10/16/17
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 ________________.

______________________________________________  Date

Signature

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 ________________.
October 26, 2017

VIA ELECTRONIC DELIVERY

Casey Anderson, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland  20910

RE: Elizabeth Square; Site Plan No. 820170140 (the “Site Plan”) and Preliminary Plan Amendment No. 12015003B (the “Preliminary Plan Amendment”)

Dear Chair Anderson:

The purpose of this letter is to request an extension of time for the Planning Board to consider the applications listed above at a public hearing. The applications were formally accepted on June 28, 2017. The Planning Board approved an extension request until November 16, 2017.

The prior extension period during which the Planning Board must hold a public hearing on the Site Plan expires on November 16, 2017. The extension period during which the Planning Board must hold a public hearing on the Preliminary Plan Amendment will also expire on November 16, 2017. The Site Plan and Preliminary Plan Amendment were both filed with the Sketch Plan No. 320170090 (collectively, the “Applications”). As this is a complicated project that includes a County Recreation and Aquatic Center, it would be in the interest of administrative economy for the Applications to be heard at the same time. A companion extension request has been submitted for the Sketch Plan. In addition, the extension would allow time for the Applicant to continue to work with the Staff to address the few remaining comments received on the Applications.

Staff has advised the Applicant that the Planning Board hearing on the Applications is scheduled for December 7, 2017. Accordingly, the Applicant requests an extension of the time for the public hearing to be held on the Site Plan and the Preliminary Plan Amendment until December 15, 2017.

Thank you for your consideration of this request.

Very truly yours,

LERCH, EARLY & BREWER, CHARTERED

William Kominers

Susan M. Reutershahn
cc:  Mr. Brian Kim
     Mr. Bruce Lee
     Mr. Hyunsuk Choi
     Mr. David Dise
     Mr. Gabriel Alborenez
     Mr. Robert Kronenberg
     Mr. Elza Hisel-McCoy
     Ms. Stephanie Dickel
Montgomery County Planning Department  
Maryland-National Capital Park and Planning Commission  

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
www.montgomeryplanning.org  

REGULATORY PLAN EXTENSION REQUEST

☐ Request #1  ☐ Request #2

M-NCCPPC Staff Use Only

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Plan Name: Elizabeth Square  
Plan No. 12015003B

This is a request for extension of:  
☐ Project Plan  ☑ Preliminary Plan
☐ Sketch Plan  ☑ Site Plan

Amendment B

The Plan is tentatively scheduled for a Planning Board public hearing on: December 7, 2017

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.)

William Kominers and Susan Reutershan  
Lerch, Early & Brewer, Chtd.

Name  
Affiliation/Organization

7600 Wisconsin Avenue, Suite 700

Street Address  
Bethesda

City  
Baltimore  
Maryland  
20814

(301) 986-1300  (301) 986-0332

Telephone Number  ext. Fax Number  E-mail

wkominers@lercheary.com; smreutershan@lercheary.com

We are requesting an extension for 30 days until December 15, 2017

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

The prior extension period during which the Planning Board must hold a public hearing on the Preliminary Plan Amendment and on the Site Plan will expire on November 16, 2017. The Site Plan and Preliminary Plan Amendment were both filed with Sketch Plan No. 320170090 (collectively, the “Applications”) and both were extended until November 16, 2017. As this is a complicated project that includes a County Recreation and Aquatic Center, it would be in the interest of administrative economy for the Applications to be heard at the same time. In addition, the extension would allow time for the Applicant to continue to work with the Staff to address the few remaining comments received on the Applications.

Signature of Person Requesting the Extension

William Kominers  
10/26/17
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 ________________.