


Preliminary Plan No. 120170270 and Site Plan No. 820170090, Brightview Grosvenor Regulatory Extension Request

 Emily Tettelbaum, Senior Planner, Area 2 Division, emily.tettelbaum@montgomeryplanning.org, 301-495-4569

 Patrick Butler, Acting Supervisor, Area 2 Division, patrick.butler@montgomeryplanning.org, 301.495.4561

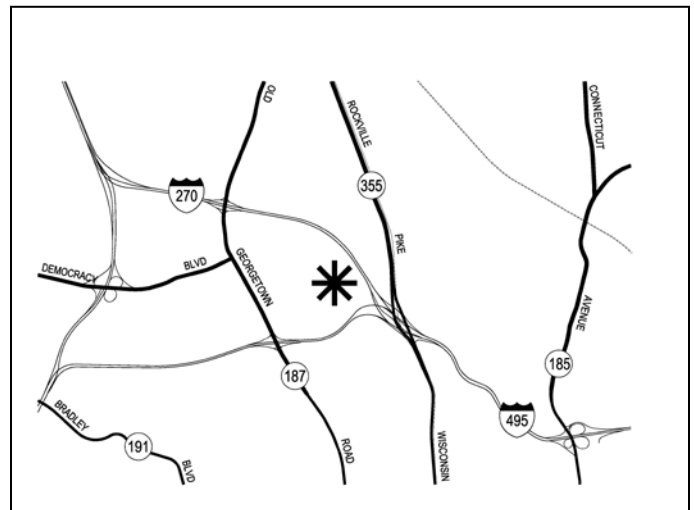
 Khalid Afzal, Acting Chief, Area 2 Division, khalid.afzal@montgomeryplanning.org, 301.495.4650

Completed: 8/30/17

Description

Request to extend the regulatory review period for Preliminary Plan No. 120170270 and Site Plan No. 820170090 an additional month to October 19, 2017.

- Residential Care Facility with 98 assisted living units (104 beds) on 2.75 acres of land zoned R-90;
- Located at 5510 Grosvenor Lane within the *North Bethesda/Garrett Park Master Plan*;
- Application Accepted: April 26, 2017;
- Applicant: Shelter Development, LLC;
- Review Basis: Chapters 50 and 59, Montgomery County Code.



Summary

Section 59-7.3.4.C of the Zoning Ordinance and Section 50-4.1.E of the Subdivision Regulations generally state that Preliminary and Site Plan applications must be scheduled for a public hearing within 120-days after the date an application is accepted.

The Applications were accepted on April 26, 2017. Since the 120-day date for review by the Planning Board fell on August 24, 2017, the Applicant made a timely request for a 30-day extension by the Planning Director, which was granted on July 27, 2016. The revised Planning Board date was set for September 21, 2017.

The Applicant is requesting another extension for the Preliminary Plan and Site Plan review period because additional time is needed so the final Site Plan could be submitted 65 days prior to the Planning Board hearing, as required under Section 59-7.3.4.D. Since this is the second request to extend the review period, it must be approved by the Planning Board.

Staff supports the Applicant's request to extend the review period by one month to October 19, 2017. However, a tentative Planning Board date has been scheduled for September 28, 2017.

Attachment 1: Applicant's extension request (dated August 1, 2017).

ATTACHMENT 1



ideas that work

Attorneys at Law

3 Bethesda Metro Center, Suite 460

Bethesda, MD 20814

www.lerchearly.com

Tel. (301) 986-1300

Fax (301) 986-0332

info@lerchearly.com

August 1, 2017

VIA ELECTRONIC DELIVERY

Emily Tettelbaum, Area 2
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Brightview Grosvenor – Preliminary Plan No. 120170270 and Site Plan No. 82017009
(collectively, the "Applications")

Dear Ms. Tettelbaum:

Our firm represents Shelter Development, LLC, the Applicant for the above-referenced Applications. On behalf of the Applicant, and pursuant to Montgomery County Zoning Ordinance Section 7.3.4.C, we respectfully request a second extension of the time in which the Planning Board is required to hold a public hearing on the Applications, which were formally accepted on April 26, 2017. The Applicant is requesting this extension to allow for sufficient time to continue working with Planning Department Staff and County agencies to address comments received. Specifically, the Applicant requests an extension until October 24, 2017.

Although the Applicant is requesting an extension until October 24, 2017, it is the Applicant's and Staff's intention that the Applications will be scheduled on the earliest possible Planning Board hearing date after the outstanding comments have been resolved.

Thank you for your consideration of this matter.

Very truly yours,

Christopher M. Ruhlen, Esq.

cc: Patricia A. Harris, Esq.



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

Effective: December 5, 2014

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: Brightview Grosvenor **Plan No.** 120170270 and 820170090

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: September 21, 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.)


Patricia A. Harris		Lerch, Early & Brewer, Chtd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 841-3832	(301) 347-3756	paharris@lercheearly.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 1 months until October 24, 2017

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

See attached.

Signature of Person Requesting the Extension



Signature

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 _____.