

**HILLCREST AVENUE PROPERTY  
PRELIMINARY PLAN NO. 120230010  
REGULATORY EXTENSION REQUEST NO. 3**

**Description**

Request to extend the regulatory review period for one month until April 30, 2023: Application to consolidate a parcel and part of a parcel into one (1) lot for the construction of a 11,058 square foot medical office building.

NO. 120230010

COMPLETED: 3/3/2023

MCPB

Item No. 3

3/23/2023

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

## Planning Staff

AD

Alexandra Duprey, Planner II, Upcounty Planning Division, [Alexandra.Duprey@montgomeryplanning.org](mailto:Alexandra.Duprey@montgomeryplanning.org), 301-495-1309

SP

Sandra Pereira, Supervisor, Upcounty Planning Division, [Sandra.Pereira@montgomeryplanning.org](mailto:Sandra.Pereira@montgomeryplanning.org), 301-495-2186

PB

Patrick Butler, Chief, Upcounty Planning Division, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), 301-495-4561

## Summary

### LOCATION

18201 Hillcrest Ave in Olney

### MASTER PLAN

2005 Olney Master Plan

### ZONE

CRT 2.0 C-1.0 R-1.0 H-70 T

### PROPERTY SIZE

0.59 Acres (25,718 Square Feet)

### APPLICANT

Hanes Properties Maryland, LLC

### ACCEPTANCE DATE

August 16, 2022

### REVIEW BASIS

Chapters 59, 50 and 22A

- Section 50.4.1.E of the Subdivision Regulations generally state that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Preliminary Plan Application was accepted on August 16, 2022, establishing a Planning Board approval date no later than December 8, 2022.
- The Applicant received a 30-day extension with Director's approval, establishing a Planning Board approval date no later than January 5, 2023.
- The Applicant received a second extension for a period of three months from January 5, 2023, to April 2, 2023.
- The Applicant is requesting a third extension for a period of one month from April 2, 2023, to April 30, 2023.
- The Applicant required additional time to address comments from the Parks Department regarding parcel conveyance to Parks in addition to comments on frontage improvements for Hillcrest Ave. All outstanding issues have been resolved, and the Application has been scheduled for a Public Hearing on April 13, 2023.
- Staff recommends APPROVAL of the extension request.

Attachment A – Applicant's Extension Request and Letter



2425 Reedie Drive  
 Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: January 29, 2021

Phone 301.495.4550  
 Fax 301.495.1306

**REGULATORY REVIEW EXTENSION REQUEST**

Request #1       Request #2

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

**Plan Name:** Hillcrest Avenue      **Plan No.** 120230010

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: 03/30/2023

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.)

Françoise M. Carrier		BBSG Attorneys	
<i>Name</i>		<i>Affiliation/Organization</i>	
7315 Wisconsin Ave, Suite 800 West			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
428-4671		fcarrier@bregmanlaw.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 1 months until 04/29/2023

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

Please see attached letter.

**Signature of Person Requesting the Extension**

  
 \_\_\_\_\_  
*Signature*

03/03/2023  
 \_\_\_\_\_  
*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 03/30/2023 until 04/29/2023.

March 3, 2023

Jeffrey Zyontz, Chair and Members, Montgomery County Planning Board  
Maryland-National Capital Park & Planning Commission  
2425 Reedie Drive, 14<sup>th</sup> Floor  
Wheaton, MD 20902

Re: Extension Request for Hillcrest Avenue,  
Preliminary Plan Application 120230010

Dear Chair Zyontz and Members of the Board:

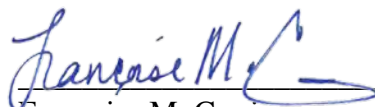
My client, Hanes Properties Maryland LLC, seeks an extension of the time for Planning Board review of the above-cited preliminary plan for approximately one month, from April 2, 2023 to April 29, 2023. This small project has faced multiple hurdles that required numerous plan revisions and extensive negotiations over many months with staff of the County's Planning Department, Parks Department and Department of Transportation. After diligent effort by staff and the applicant team, all of the issues have now been resolved and the applicant made its final resubmission today. The earliest date available on the Planning Board's agenda was March 30, 2023. Unfortunately, I will be traveling that day and unable to participate in a Planning Board hearing. The Applicant requests a one-month extension to allow the application to be placed on your agenda during April, after my return. Staff currently anticipates placing this item on your agenda on April 13, 2023.

Thank you for your consideration.

Sincerely yours,

BREGMAN, BERBERT, SCHWARTZ & GILDAY, LLC

By:

  
Françoise M. Carrier

cc: Alexandra Duprey