

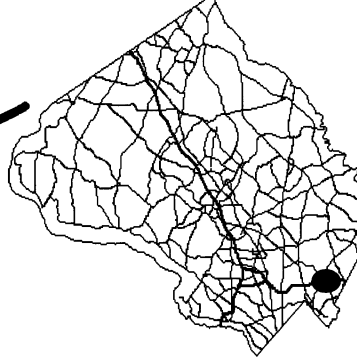


MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #
MCPB 06-07-07

MEMORANDUM

DATE: May 23, 2007
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Robert Kronenberg, Acting Supervisor *RAN*
Development Review Division
FROM: Elza Hisel-McCoy, Senior Planner *CH*
Development Review Division
(301) 495-2115



REVIEW TYPE: **Project Plan Review**
CASE #: **920070010**
PROJECT NAME: **Studio Plaza**

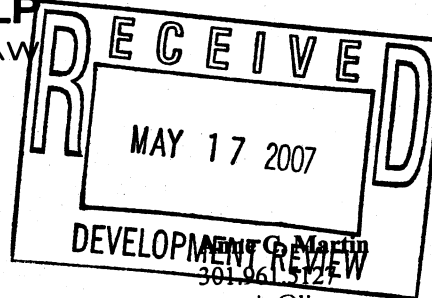
APPLYING FOR: Extension of the 90-day review period for a project plan for up to one year, June 7, 2008
REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance

ZONE: CBD-1/CBD-2
LOCATION: The block bound by Thayer Avenue on the North, Silver Spring Avenue on the South, Fenton Street on the East, and Georgia Avenue on the West.
MASTER PLAN: Silver Spring CBD Sector Plan

APPLICANT: Michael, LLC
FILING DATE: July 25, 2006
ACCEPTANCE: March 12, 2007
HEARING DATE: June 7, 2007

Section D-2.2 of the Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan. The Planning Board, however, may extend this period. The applicant, in their letter dated May 17, 2007, requests the Board extend the review period for up to one year to June 7, 2008. The applicant requests the additional time to allow for further refinement of the Project Plan to incorporate additional properties and further address the recommendation and goals of the Silver Spring CBD Sector Plan.

**LINOWES
AND BLOCHER LLP**
ATTORNEYS AT LAW



May 17, 2007

Mr. Elza Hisel-McCoy
Development Review
Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Hand Delivered

Re: Project Plan: No. 920070010 (the "Project Plan"); Studio Plaza – Request for Continuance

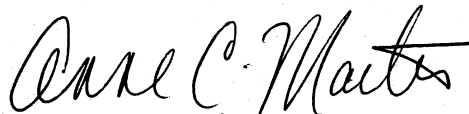
Mr. Hisel-McCoy:

The Project Plan is scheduled for review by the Montgomery County Planning Board at its regular meeting on June 7, 2007. As we have discussed, in order to allow for further development of the Project Plan to ideally incorporate additional properties and further address the recommendations and goals of the Silver Spring CBD Sector Plan, we will be asking the Planning Board on June 7 to defer its consideration of the Project Plan for a maximum of a year, until June 2008 (less than a year if feasible). The mailing notices and posted signs for the Project Plan would be revised and reissued well in advance of a rescheduled hearing. Please let me know if any additional actions are necessary on the part of the Applicant prior to the June 7 Planning Board meeting. Also, please do not hesitate to contact me if you have any questions relating to this matter.

Thank you.

Very truly yours,

LINOWES AND BLOCHER LLP


Anne C. Martin

cc: Robert Kronenberg
Glenn Kreger
John Marcolin
Robert Hillerson, Esq.

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