



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

**Item #**  
**MCPB 11-29-07**

**MEMORANDUM**

**DATE:** November 12, 2007  
**TO:** Montgomery County Planning Board  
**VIA:** Rose Krasnow, Chief *RdK*  
 Robert Kronenberg, Supervisor *RdK*  
 Development Review Division  
**FROM:** Elza Hisel-McCoy, Senior Planner *am*  
 Development Review Division  
 (301) 495-2115



**REVIEW TYPE:** **Project Plan Review**  
**CASE #:** **920070100**  
**PROJECT NAME:** **8700 Georgia Avenue**

**APPLYING FOR:** Extension of the 90-day review period for a project plan for up to 90 days, from December 6, 2007, to no later than March 6, 2008  
**REVIEW BASIS:** Div. 59-D-3 of Montgomery County Zoning Ordinance

**ZONE:** CBD-2  
**LOCATION:** The northwest quadrant of the intersection of Georgia Avenue and Cameron Street  
**MASTER PLAN:** Silver Spring CBD Sector Plan

**APPLICANT:** 8700 Georgia Avenue, Inc.  
**FILING DATE:** November 28, 2006  
**ACCEPTANCE:** April 2, 2007  
**HEARING DATE:** November 29, 2007, extended from September 6, 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, though, may extend this period. The building currently occupying the site was nominated for designation and protection as a Historic Building. On August 15, 2007, the Historic Preservation Commission (HPC) voted to recommend the nomination to the Planning Board for the building to be designated Historic. In order to allow the historic designation review to proceed, the Applicant requested, and the Planning Board granted, two previous 90-day extensions of the project plan review period, from June 21, 2007, to September 6, 2007, and again to December 6, 2007.

The hearing date for HPC to present their recommendation to the Planning Board is expected to be set shortly. The Applicant has requested, in a letter dated November 12, 2007, that the review period for the Project Plan be extended once again for up to an additional 90 days, from December 6, 2007, until no later than March 6, 2008, to allow the Applicant to coordinate the conclusion of this process with HPC and Development Review.

Staff recommends **APPROVAL** of the extension request.

# Holland+Knight

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November 12, 2007

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## BY ELECTRONIC MAIL

Mr. Elza Hisel-McCoy  
Maryland-National Capital Park and Planning  
Commission  
8787 Georgia Avenue  
Silver Spring, MD 20914

Re: 8700 Georgia Avenue –  
Project Plan No. 920070100 and Preliminary Plan No. 120070190

Dear Mr. Hisel-McCoy:

On behalf of 8700 Georgia Avenue, Inc., the Applicant in the above-referenced case, we respectfully request that the Project Plan hearing date of December 6, 2007, be extended up to ninety (90) days in order to allow the Applicant the opportunity to address the historic nomination of the Property.

We appreciate your assistance in this matter.

Very truly yours,

HOLLAND & KNIGHT LLP

  
Patricia A. Harris

cc: Mr. Bert Foer

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