



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

Item #
MCPB 12-20-07

MEMORANDUM

DATE: December 6, 2007
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Robert Kronenberg, Supervisor *RAC*
Development Review Division
FROM: Sandra Pereira, Senior Planner *SP*
Development Review Division
(301) 495-2186



REVIEW TYPE: Project Plan Review
CASE #: 92005005A
PROJECT NAME: The Galaxy

APPLYING FOR: Extension of the 90-day review period for a project plan for up to 45 days
REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance

ZONE: CBD-1 and Ripley/ South Silver Spring Overlay Zone
LOCATION: Intersection of 13th Street and Eastern Avenue
MASTER PLAN: Silver Spring CBD Sector Plan

APPLICANT: RST Development
FILING DATE: September 27, 2007
HEARING DATE: December 20, 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 December 10, 2007, requests that the Board extend the review period for up to 45 days. The applicant requests the additional time to allow for further refinement of the Project Plan to incorporate Staff's comments.

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December 10, 2007

VIA EMAIL AND FIRST CLASS MAIL

Ms. Sandra Pereira
Development Review Division
Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: The Galaxy
Project Plan Amendment No. 92005005A

Dear Ms. Pereira:

Per your instruction, we are writing on behalf of RST Development (the "Applicant") to request that the review period for the above-referenced Project Plan Amendment be extended by 45 days in order to allow the Applicant time to address several outstanding issues. The Applicant respectfully requests that, if possible, the public hearing on this matter be scheduled for January 10, 2008, so as to coincide with currently scheduled Planning Board hearings on Preliminary Plan Amendment and Site Plan Amendment applications that have also been submitted for this project.

We thank you for including a copy of this letter in the public record. Please feel free to contact us if you have any questions or require additional information.

Sincerely,

HOLLAND & KNIGHT LLP



Christopher M. Ruhlen, Esq.

cc: Scott Copeland
Robert Harris, Esq.

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