



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

Item #
MCPB 05.22.08

MEMORANDUM

DATE: April 30, 2008
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Robert Kronenberg, Supervisor *RAK*
Development Review Division
FROM: Elza Hisel-McCoy, Assoc. AIA, LEED-AP *an*
Planner Coordinator
Development Review Division
(301) 495-2115
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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 six months, from May 29, 2008, to no later than November 27, 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: May 22, 2008

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, though the Board may extend this period. The building currently occupying the site has been 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. On March 20, 2008, the Board voted to not recommend the site for designation. The proposal will now go to the County Council for review. In order to allow the historic designation review to proceed, the Applicant has requested, and the Planning Board has granted, four previous plan review period extensions, from June 21, 2007, to May 29, 2008.

The Applicant has requested, in a letter dated May 2, 2008, that the review period for the Project Plan be extended again for up to an additional 6 months, from March 6, 2008, until November 27, 2008, to allow for the conclusion of the Historic designation nomination process.

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

May 2, 2008

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BY ELECTRONIC MAIL

Mr. Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Planner Coordinator
Development Review Division
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 May 29, 2008, be extended for six (6) months until November 27, 2008, in order that the District Council may have an opportunity to address the Planning Board's recommendation that the Property not be designated on the Historic Preservation Master Plan.

We appreciate your assistance in this matter.

Very truly yours,

HOLLAND & KNIGHT LLP



Patricia A. Harris

cc: Mr. Bert Foer