



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

**Item #**  
**MCPB 11.20.08**

**MEMORANDUM**

**DATE:** November 10, 2008  
**TO:** Montgomery County Planning Board  
 Rose Krasnow, Chief *RK*  
**VIA:** Robert Kronenberg, Supervisor *RK*  
 Development Review Division  
**FROM:** Elza Hisel-McCoy, Assoc. AIA, LEED-AP *EH*  
 Planner Coordinator  
 Development Review Division  
 (301) 495-2115  
 elza.hisel-mccoy@mncppc-mc.org



**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 an additional six months, from November 27, 2008, to no later than May 28, 2009  
**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 20, 2008

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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 not to recommend the site for designation, and on October 28, 2008, the County Council rejected a motion to schedule a public hearing for the petition. The 105-day window for the County Council to act on the nomination expires November 13, 2008. Assuming this concludes the historic designation review process, the Applicant will re-engage the development review process and respond to the DRC comments staff provided in May of 2007.

Since the initial designation petition, the Applicant has requested, and the Planning Board has granted, five previous review period extensions, from June 21, 2007, to November 27, 2008. Now the Applicant has requested, in a letter dated October 14, 2008, that the review period for the Project Plan be extended again for up to an additional 6 months, from November 27, 2008, to no later than May 28, 2009. Staff recommends **APPROVAL** of the extension request.

October 14, 2008

Patricia Harris  
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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 November 27, 2008, be extended for at least six (6) months until May 27, 2009, 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

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