



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

CONSENT ITEM
MCPB 11.18.10

MEMORANDUM

DATE: November 5, 2010
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Robert Kronenberg, Supervisor *RAU*
Development Review Division
FROM: Elza Hisel-McCoy, Assoc. AIA, LEED-AP *EM*
Planner Coordinator
Development Review Division
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REVIEW TYPE: **Project Plan Review**
CASE #: **92000001B**
PROJECT NAME: **Air Rights Center – 7300 Pearl Street**

APPLYING FOR: Extension of the 90-day review period for a project plan from November 18, 2010, to no later than January 27, 2011

REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance

ZONE: CBD-2
LOCATION: Pearl Street, 160 feet south of Montgomery Avenue
MASTER PLAN: Bethesda CBD Sector Plan

APPLICANT: Donohoe Development Company
FILING DATE: July 27, 2010
HEARING DATE: November 18, 2010

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.

On October 21, 2010, the Planning Board approved the Applicant's request to extend the review period until November 18, 2010, to allow the Applicant to resolve issues raised at the Development Review Committee (DRC). Some of these issues remain unresolved, and the Applicant has now requested, in a letter dated November 3, 2010, that the review period for the Project Plan again be extended, until December 2, 2010.

While staff is making a concerted effort to bring the plan to the Board by the Applicant's requested date of December 2, 2010, coordination with fellow reviewing agencies could delay conclusion of the review. Staff, therefore, recommends **APPROVAL** of the extension, but to January 27, 2011.

Holland & Knight

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November 3, 2010

Patricia A. Harris
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VIA ELECTRONIC MAIL

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

Re: 7300 Pearl Street
Project Plan – 9200001B

Dear Mr. McCoy:

On behalf of Bethesda ARC, LLC, the Applicant of the above-referenced application, we respectfully request an extension pursuant to Zoning Ordinance Section 59-D-2.2, to allow the Applicant sufficient time to address the various issues raised during the Development Review Committee (“DRC”) meeting.

An extension from the scheduled hearing date of November 18, 2010 to December 2, 2010, will provide the Applicant sufficient time to respond to the DRC comments.

We appreciate your consideration of this request.

Very truly yours,

HOLLAND & KNIGHT LLP



Patricia A. Harris

cc: Mr. Pete Gartlan

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