



The Blairs Master Plan, Project Plan 920130050



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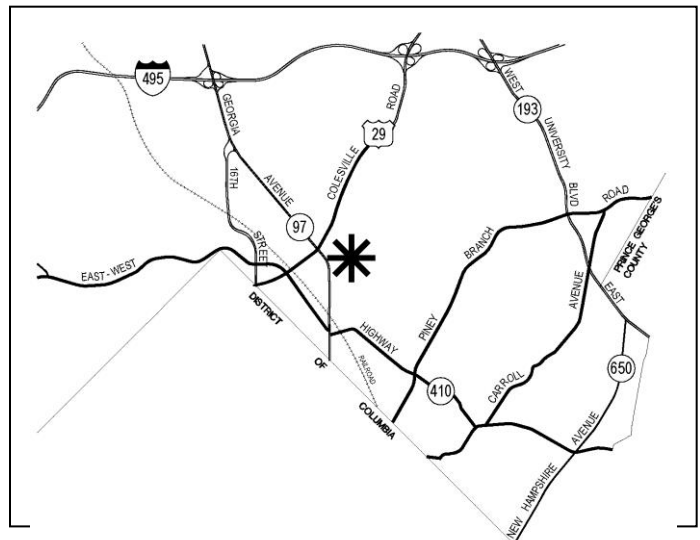


Robert Kronenberg, Acting Chief, Area 1, robert.kronenberg@montgomeryplanning.org, 301.495.2187

Completed: 7.22.13

Description

- Extension of the 90-day review period for a project plan to no later than October 17, 2013.
- Applicant: Blair Towers, LLC; Blair Office Building, LLC; Blair Shopping Center, LLC; Blair Stores, LLC
- Filing Date: 4-25-13



Recommendation

- Section 59-D-2.2. of the Zoning Ordinance states that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan. The Planning Board may, however, extend this period if requested by interested parties, provided that such extension shall be found to be reasonable and not to constitute prejudice or undue hardship to any interested party.
- In this case, the Applicant, in a letter dated July 18, 2013, has requested an extension to allow sufficient time to resolve outstanding matters related to the plan.
- Staff believes that an extension of the review period will not constitute prejudice or undue hardship on any interested party and recommends approval of the request to extend the review period for this project plan to no later than October 17, 2013.



ideas that work

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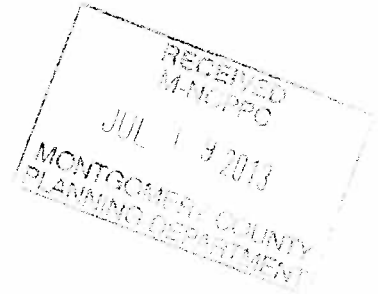
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July 18, 2013

VIA E-MAIL AND U.S. MAIL

Mr. Robert Kronenberg
Acting Chief, Area 1
Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910



Re: The Blairs Master Plan
Project Plan No. 92013050 (the "Project-Plan")
Request for Extension of Review Period

Dear Mr. Kronenberg:

On behalf of The Tower Companies, the Applicant in the referenced Project Plan, and pursuant to Montgomery County Zoning Ordinance Section 59-D-2.2, we request an extension of time of the 90 day period within which the Planning Board must hold a public hearing on the Project Plan. This extension request is from the current expiration date of July 24, 2013 (based on the filing on April 25, 2013), through and including October 17, 2013.

During the period of the current statutory review, the Applicant has been working closely with the Staff of the Planning Board and other County and State agencies on a variety of issues. Following the June 20, 2013, DRC meeting, the Applicant and the Staff determined that the project would benefit from an opportunity for greater dialogue among the participants, allowing better coordination of solutions affecting multiple review bodies. Therefore, the Applicant requests an extension of the review period to allow this discussion to occur and to then allow the necessary time for preparation of Staff Reports. Due to the Board's August recess, the Applicant requests that the review period be extended to October 17, 2013.

We believe that this extension request will provide sufficient time for the Applicant and Staff to complete their work and for the Board to hear this matter on September 19, 2013. No party will be adversely affected by this requested extension.

July 18, 2013

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Thank you for your consideration of this matter.

Very truly yours,

LERCH, EARLY & BREWER, CHARTERED

A handwritten signature in cursive script, appearing to read "William Kominers", with a small flourish at the end.

William Kominers

WK/paj

cc: Ms. Francoise Carrier
Ms. Rose Krasnow
Ms. Erin Grayson
Mr. Sri Velamati
Mr. Mark Morelock
Robert G. Brewer, Jr., Esquire