



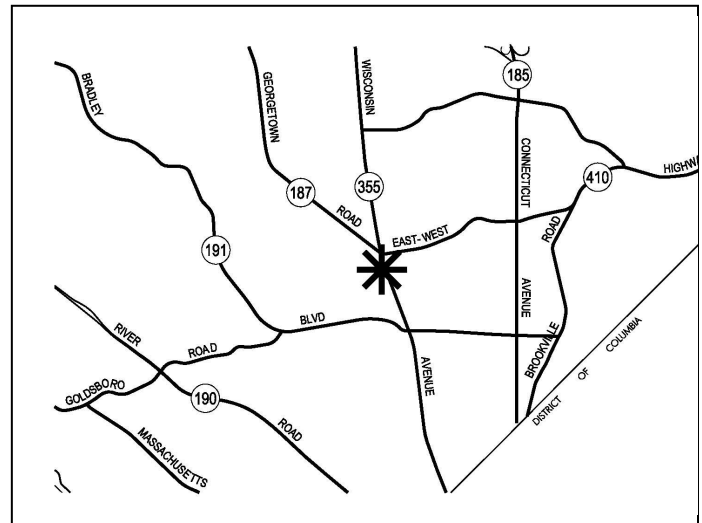
7340 Wisconsin Avenue, Project Plan Review, 92014001A

- Neil Braunstein, AICP, Area 1, neil.braunstein@montgomeryplanning.org, (301) 495-4532
- Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115
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Staff Report Date: 7/11/14

Description

Location: On Montgomery Avenue, West of Wisconsin Avenue
 Zone: CBD-2
 Master Plan: Bethesda CBD Sector Plan
 Property size: 0.79 acres
 Request to extend the review period for a project plan for up to 90 days, from July 27, 2014, to October 25, 2014
 Applicant: Bainbridge Wisconsin Avenue Apartments LLC
 Filing Date: April 28, 2014



Summary

Staff Recommendation: Approval of the extension.

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 may, however, extend this period. Letters indicating approval and specifying conditions have not been received from several reviewing agencies. The applicant has requested, in a letter dated June 18, 2014, that the review period for the project plan be extended for up to 90 days, from July 27, 2014, until no later than October 25, 2014, to allow the reviewing agencies to respond.

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

Attachment A: Applicant's extension request

June 18, 2014

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VIA EMAIL AND HAND DELIVERY

Mr. Neil Braunstein
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Project Plan No. 92014001A, Preliminary Plan Amendment No. 11994080B, and Site Plan No. 820140120 (the "Applications") – 7340 Wisconsin Avenue, Bethesda – Request for Extension of Review Period

Dear Mr. Braunstein:

On behalf of Bainbridge Wisconsin Avenue Apartments LLC (the "Applicant"), we are submitting this request for an extension of the review period for the Applications. Pursuant to Section 59-D-2.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board (the "Planning Board") is required to hold a public hearing on a project plan application submitted under the optional method of development no later than 90 days after the filing. As a result, a Planning Board public hearing date on the Applications was tentatively scheduled for July 24th. However, as you brought to the Applicant's attention this week, you are awaiting final agency comment letters on the Application and there is insufficient time to wrap up your Staff Report in time for the July 24th Planning Board hearing.

As a result, the Applicant is submitting this request for a 90-day extension of the review period on the Applications. However, we request that the Planning Board hearing on the Applications be scheduled as soon as possible following conclusion of the Planning Board's August recess, preferably in early September.

Please contact us should you have any questions or require any additional information.

Very truly yours,

LINOWES AND BLOCHER LLP

C. Robert Dalrymple, HO

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cc: Mr. Neil Goradia

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