





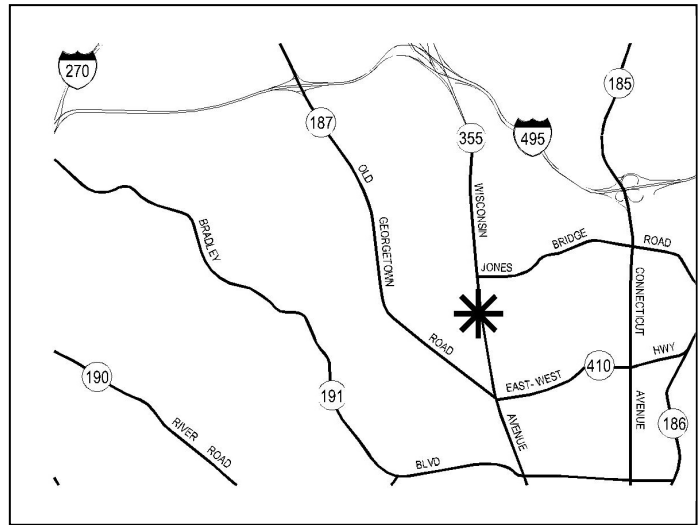
8008 Wisconsin Avenue, Project Plan Review, 920150020

- 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
-  Robert Kronenberg, Chief, Area 1, robert.kronenberg@montgomeryplanning.org, (301) 495-2187

Staff Report Date: 12/5/14

Description

Location: Southwest quadrant of the intersection of Cordell Avenue and Wisconsin Avenue
 Zone: CBD-1
 Master Plan: Woodmont Triangle Amendment to the Bethesda CBD Sector Plan
 Property size: 15,389 square feet
 Application to extend the review period for a project plan for up to 90 days, from December 30, 2014, to March 30, 2015
 Applicant: Jemal's Surplus, LLC
 Filing Date: October 1, 2014



Summary

Section 59-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. Because issues were raised at DRC relating to right-of-way width and site design that will not be able to be resolved with the 90-day review period, the applicant wishes to extend the review. The applicant has requested, in a letter dated November 21, 2014, that the review period for the project plan be extended to the end of March 2015 to allow the applicant to address these issues. Therefore, a 90-day extension is recommended.

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

Attachment A: Applicant's extension request

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

RECEIVED

DEC 01 2014

MONTGOMERY PLANNING/Area 1

November 21, 2014

Emily J. Vaias
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Via Electronic Mail
And Regular US Mail

Neil Braunstein, AICP
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: 8008 Wisconsin Avenue – Project Plan Application No. 920150020 (the “Application”):
Request for Extension of Public Hearing Date

Dear Mr. Braunstein:

On behalf of Jemal’s Surplus LLC c/o Douglas Development Corporation, the applicant for the above-referenced Application and pursuant to Section 59-D.2.2 of the Montgomery County Zoning Ordinance (2004), we request an extension of the 90-day period within which the Planning Board must hold a public hearing on the Application. Specifically, we request that the time for the public hearing on the Application be extended from December 18, 2014 to the end of March 2015.


The Application was accepted on October 1, 2014, and DRC was conducted on November 10. Since that time, the Applicant has engaged in discussions with Planning Staff to address design and right-of-way issues raised for the first time at DRC. These matters will require additional time to resolve, and therefore, it is necessary to extend the public hearing beyond the 90-day Project Plan review period set out in the Zoning Ordinance.

The Applicant believes that this extension will provide sufficient time to resolve the design issues. Such extension is reasonable and does not constitute prejudice or undue hardship to any interested party.

Thank you for consideration of this matter.

Sincerely,

LINOWES AND BLOCHER LLP


Emily J. Vaias

cc: Ms. Cathy Conlon
Mr. Patrick Cooper
Samantha Mazo, Esq.