

Chevy Chase Lake Block B, Site Plan 820160190

NB Neil Braunstein, Planner Coordinator, Area 1, neil.braunstein@montgomeryplanning.org, (301) 495-4532

CA Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115

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

Staff Report Date: 11/18/16

Description

Location: Southeast quadrant of the intersection of Connecticut Avenue and Manor Road

Zone: CRT-2.0 C-1.0 R-1.75 H-120 and CRT 2.0 C 2.0 R 2.0 H80

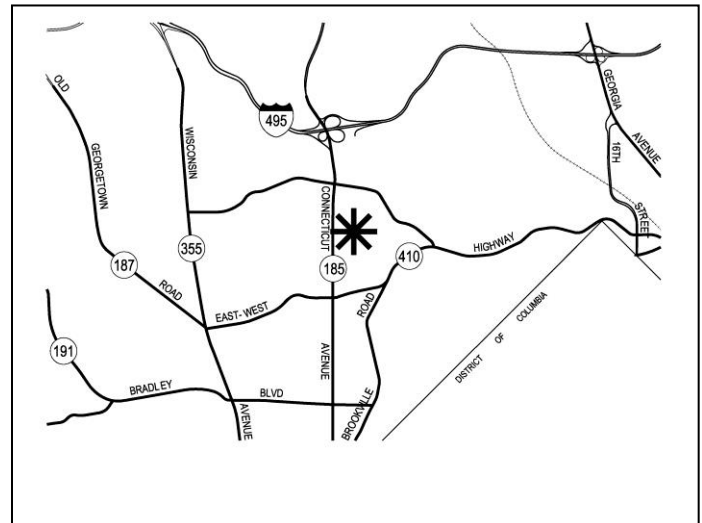
Master Plan: Chevy Chase Lake Sector Plan

Property size: 6.19 acres

Request to extend the review period for a site plan for up to 90 days, from December 7, 2016, to March 7, 2017

Applicant: Bozzuto Development Company; Chevy Chase Land Company

Acceptance Date: August 9, 2016



Summary

Staff Recommendation: Approval of the extension.

Section 7.3.4.C of the Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 120 days after the filing of a site plan. The Planning Board may, however, extend this period. Several complex issues raised at the Development Review Committee meeting of September 6, 2016, are still being resolved, including design of a protected bicycle lane and street design issues. The applicant has requested, in an application dated November 11, 2016, that the review period for the site plan be extended for up to 90 days, from December 7, 2016, until no later than March 7, 2017, to allow the remaining issues to be resolved.

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

Attachment A: Applicant's extension request



Montgomery County Planning Department
 Maryland-National Capital Park and Planning Commission

Effective: December 5, 2014

8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
 Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Chevy Chase Lake - Block B **Plan No.** 12002020B & 820160190

This is a request for extension of: Project Plan Sketch Plan
 Preliminary Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: December 1, 2016

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

Person requesting the extension:

Owner, Owner's Representative, Staff (check applicable.)

Steven A. Robins		Lerch, Early & Brewer, Chtd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
3 Bethesda Metro Center, STE 640			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	
(301) 657-0747	(301) 347-1778	sarobins@lerchearly.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 3 months until March 7, 2016

Describe the nature of the extension request. Provide a separate sheet if necessary.

See attached.

Signature of Person Requesting the Extension


 Signature

11/11/16
 Date

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant extensions of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from _____ until _____.

Signature

Date

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension for more than 30 days of the Planning Board public hearing date from _____ until _____.



ideas that work

Attorneys at Law

3 Bethesda Metro Center, Suite 460

Bethesda, MD 20814-5367

www.lerchearly.com

Steven A. Robins

Tel. (301) 657-0747

Fax (301) 347-1778

sarobins@lerchearly.com

November 11, 2016

VIA ELECTRONIC DELIVERY

The Honorable Casey Anderson, Chair
Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Chevy Chase Lake
Preliminary Plan Amendment No. 12002020B and Site Plan
No. 820160190 (the "Applications")

Dear Chairman Anderson:

Our firm represents Bozzuto Development Company (the "Applicant"), on behalf of a joint venture between the Bozzuto Development Company and The Chevy Chase Land Company for Preliminary Plan Amendment No. 12002020B and Site Plan Application No. 820160190, Chevy Chase Lake Block B. On behalf of the Applicant, and pursuant to Montgomery County Zoning Ordinance Section 7.3.4.C, we respectfully request a three month extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Applications, which were formally accepted on August 9, 2016. The Applicant is requesting this extension to allow for sufficient time to respond to comments received from the Development Review Committee and Technical Staff. The proposed extension would be until March 7, 2017.

Although the Applicant is requesting a three month extension, as confirmed through discussions with Staff, it is the Applicant's intention that the Applications will be scheduled for the Planning Board hearing on January 26, 2017.

Thank you for your consideration of this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "S.A. Robins".

Steven A. Robins

cc: Hilary Goldfarb
Gwen Wright
Robert Kronenberg
Neil Braunstein