

**MEMORANDUM**

**DATE:** January 9, 20056  
**TO:** Montgomery County Planning Board  
**VIA:** Rose Krasnow, Chief *RK*  
 Development Review Division  
**FROM:** Robert A. Kronenberg, Acting Supervisor *RAK*  
 Planning Department Staff  
 (301) 495-2187



**PROJECT NAME:** 8021 Georgia Avenue  
**CASE #:** 92006002  
**REVIEW TYPE:** Project Plan Review

**ZONE:** CBD-1  
**APPLYING FOR:** Extension of the Review Period

**LOCATION:** Located in the northeast quadrant of the intersection with Georgia Avenue and Burlington Avenue in Silver Spring

**MASTER PLAN:** Silver Spring Central Business District  
 Ripley/South Silver Spring Overlay Zone

**REVIEW BASIS:** Division 59-D-2 of the M. C. Zoning Ordinance requires submission of a Project Plan as part of the application for the use of the optional method of development for a CBD zoned property.

**APPLICANT:** WMATA by Cypress Realty Investments, LLC  
 Agent D. Cooper

**FILING DATE:** November 10, 2005

**HEARING DATE:** January 19, 2006

The subject Project Plan application for 8021 Georgia Avenue was filed by the applicant on November 10, 2005. Section D-2.2 of the Zoning Ordinance provides that a public hearing shall be held by the Planning Board no later than 90 days after the filing of a project plan. This time period, however can be extended by the Planning Board.

Staff recommends extension of the review period for the Project Plan and postponement of the hearing date to address vehicular circulation associated with Burlington Avenue. The hearing for the Project Plan application will be held on February 23, 2006.