



MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #
MCPB 3-6-08

MEMORANDUM

DATE: February 20, 2008
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
 Robert Kronenberg, Supervisor *RK*
 Development Review Division
FROM: Elza Hisel-McCoy, Assoc. AIA, LEED-AP *EH*
 Planner Coordinator
 Development Review Division
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REVIEW TYPE: Project Plan Review
CASE #: 920070100
PROJECT NAME: 8700 Georgia Avenue

APPLYING FOR: Extension of the 90-day review period for a project plan for up to 90 days, from March 6, 2008, to no later than May 29, 2008

REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance

ZONE: CBD-2

LOCATION: The northwest quadrant of the intersection of Georgia Avenue and Cameron Street

MASTER PLAN: Silver Spring CBD Sector Plan

APPLICANT: 8700 Georgia Avenue, Inc.

FILING DATE: November 28, 2006

ACCEPTANCE: April 2, 2007

HEARING DATE: March 6, 2008, extended from November 29, 2007

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, though the Board may extend this period. The building currently occupying the site was nominated for designation and protection as a Historic Building. On August 15, 2007, the Historic Preservation Commission (HPC) voted to recommend the nomination to the Planning Board for the building to be designated Historic. In order to allow the historic designation review to proceed, the Applicant requested, and the Planning Board granted, three previous 90-day extensions of the project plan review period, from June 21, 2007, to September 6, 2007, to December 6, 2007, and again to March 6, 2008.

The HPC hearing was held on January 10, 2008, but decision on the recommendation is not scheduled to take place until March 20, 2008. The Applicant has requested, in a letter dated February 12, 2008, that the review period for the Project Plan be extended once again for up to an additional 90 days, from March 6, 2008, until no later than May 29, 2008, to allow the Applicant to coordinate the conclusion of this process with HPC and Development Review.

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

Holland+Knight

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February 12, 2008

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BY ELECTRONIC MAIL

Mr. Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Planner Coordinator
Development Review Division
Maryland-National Capital Park and Planning
Commission
8787 Georgia Avenue
Silver Spring, MD 20914

Re: 8700 Georgia Avenue –
Project Plan No. 920070100 and Preliminary Plan No. 120070190

Dear Mr. Hisel-McCoy:

On behalf of 8700 Georgia Avenue, Inc., the Applicant in the above-referenced case, we respectfully request that the Project Plan hearing date of March 6, 2008, be extended up to ninety (90) days in order to allow the Applicant the opportunity to address the historic nomination of the Property.

We appreciate your assistance in this matter.

Very truly yours,

HOLLAND & KNIGHT LLP



Patricia A. Harris

cc: Mr. Bert Foer

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