Chevy Chase Lake Block B, Site Plan 820160190

Neil Braunstein, Planner Coordinator, 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

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
Attachment A

Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
www.montgomeryplanning.org

REGULATORY PLAN EXTENSION REQUEST

☑ Request #1  ☐ Request #2

M-NCPDC Staff Use Only

<table>
<thead>
<tr>
<th>File Number</th>
<th>Date Received</th>
<th>MCPB Hearing Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

This is a request for extension of: ☑ Preliminary Plan  ☐ Sketch Plan  ☐ Project 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, Chfd.
Name

3 Bethesda Metro Center, STE 640
Street Address
Bethesda
City  MD  Zip Code 20814

(301) 657-0747  (301) 347-1778  sarobins@lercheary.com
Telephone Number  ext.  Fax Number  E-mail

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

Date

11/11/16
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 _________________.


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,

Steven A. Robins

cc: Hilary Goldfarb
Gwen Wright
Robert Kronenberg
Neil Braunstein