



**Elizabeth Square, Sketch Plan No. 320170090, Preliminary Plan Amendment No. 12015003B and Site Plan No. 820170140**

**SD** Stephanie Dickel, Planner Coordinator, Area 1, stephanie.dickel@montgomeryplanning.org, (301) 495-4527

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

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

**Staff Report Date: 11/3/2017**

**Description**

Request to extend the Sketch Plan, Preliminary Plan Amendment and Site Plan from November 16, 2017 to December 15, 2017.

Location: Northwest quadrant of the intersection of Second Avenue and Apple Avenue

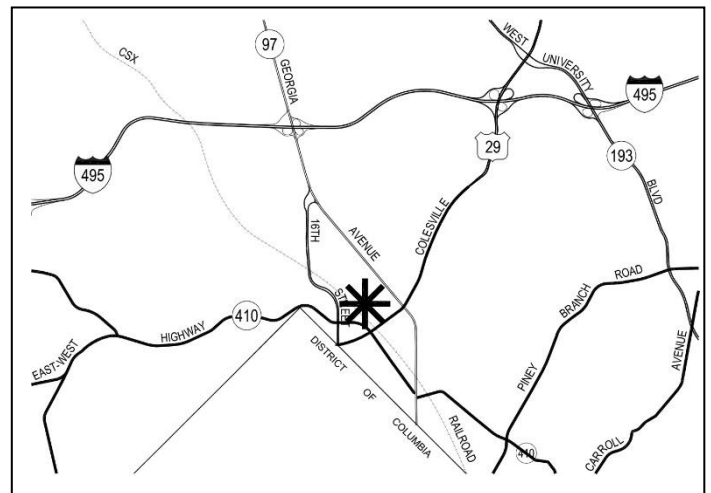
Zone: CR 3.0, C 2.0 R 2.75, H90T and CR 5.0; C 4.0, R 4.75, H 145T

Master Plan: Silver Spring CBD Sector Plan

Property size: 3.62 acres

Applicant: The Housing Opportunities Commission of Montgomery County (HOC), Alexander House Development Corporation (AHDC) and Acorn Storage No 1 LLC.

Acceptance Date: June 28, 2017



**Summary**

Zoning Ordinance Section 59.7.3.3.C provides a 90-day limit for sketch plan hearings. The Planning Board may, however, extend this period. Chapter 50, Subdivision Regulations, Section 50.4.1.E provides a 120-day limit for preliminary plan hearings. The Planning Board may, however, extend this period. Zoning Ordinance Section 59.7.3.4.C provides a 120-day limit for site plan hearings. The Planning Board may, however, extend this period. The Applicant requested, in an application dated October 26, 2017, that the review period for the Sketch Plan, Preliminary Plan Amendment, and Site Plan be extended, from the current dates of November 16, 2017, to December 15, 2017. The extensions will allow the Applicant more time to address agency comments and for a joint hearing of the applications, which will be more efficient. The Planning Board hearing on the applications may take place before the end of the review period, and will be publicly noticed in accordance with the Zoning Ordinance. This is the second extension request associated with the subject project.

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

October 26, 2017

**VIA ELECTRONIC DELIVERY**

Casey Anderson, Chair  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

RE: Elizabeth Square; Sketch Plan No. 320170090

Dear Chair Anderson:

The purpose of this letter is to request an extension of time for the Planning Board to consider the application listed above at a public hearing. The application was formally accepted on June 28, 2017. The Planning Board approved an extension request until November 16, 2017.

The prior extension period during which the Planning Board must hold a public hearing on the Sketch Plan expires on November 16, 2017. The Sketch Plan was filed with Preliminary Plan Amendment No. 12015003B and Site Plan No. 820170140 (collectively, the "Applications"). As this is a complicated project that includes a County Recreation and Aquatic Center, it would be in the interest of administrative economy for the Applications to be heard at the same time. A companion extension request has been submitted for both the Preliminary Plan Amendment and the Site Plan. In addition, the extension would allow time for the Applicant to continue to work with the Staff to address the few remaining comments received on the Applications.

Staff has advised the Applicant that the Planning Board hearing on the Applications is scheduled for December 7, 2017. Accordingly, the Applicant requests an extension of the time for the public hearing to be held on the Sketch Plan until December 15, 2017.

Thank you for your consideration of this request.

Very truly yours,

LERCH, EARLY & BREWER, CHARTERED



William Kominers



Susan M. Reutershan

cc: Mr. Brian Kim  
Mr. Bruce Lee  
Mr. Hyunsuk Choi  
Mr. David Dise  
Mr. Gabriel Albornes  
Mr. Robert Kronenberg  
Mr. Elza Hisel-McCoy  
Ms. Stephanie Dickel



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

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Effective: December 5, 2014

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

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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:** Elizabeth Square

**Plan No.** Sketch Plan No. 320170090

This is a request for extension of:

☐

Project Plan

☒

Sketch Plan

☐

Preliminary Plan Amendment

☐

Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: December 7, 2017

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.)

William Kominers and Susan Reutershan

Lerch, Early & Brewer, Chtd.

Name

Affiliation/Organization

7600 Wisconsin Avenue, Suite 700

Street Address

Bethesda

Maryland

20814

City

State

Zip Code

(301) 986-1300

(301) 986-0332

wkominers@lercheearly.com; smreutershan@lercheearly.com

Telephone Number ext.

Fax Number

E-mail

We are requesting an extension for 30 days ~~months~~ until December 15, 2017

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

The prior extension period during which the Planning Board must hold a public hearing on the Sketch Plan will expire on November 16, 2017. The Sketch Plan was filed with Preliminary Plan Amendment No. 12015003B and Site Plan No. 820170140 (collectively, the "Applications"). As this is a complicated project that includes a County Recreation and Aquatic Center, it would be in the interest of administrative economy for the Applications to be heard at the same time. In addition, the extension would allow time for the Applicant to continue to work with the Staff to address the few remaining comments received on the Applications.

**Signature of Person Requesting the Extension**

William Kominers  
Signature

William Kominers

10/16/17  
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 \_\_\_\_\_.



October 26, 2017

**VIA ELECTRONIC DELIVERY**

Casey Anderson, Chair  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

RE: Elizabeth Square; Site Plan No. 820170140 (the "Site Plan") and Preliminary Plan Amendment No. 12015003B (the "Preliminary Plan Amendment")

Dear Chair Anderson:

The purpose of this letter is to request an extension of time for the Planning Board to consider the applications listed above at a public hearing. The applications were formally accepted on June 28, 2017. The Planning Board approved an extension request until November 16, 2017.

The prior extension period during which the Planning Board must hold a public hearing on the Site Plan expires on November 16, 2017. The extension period during which the Planning Board must hold a public hearing on the Preliminary Plan Amendment will also expire on November 16, 2017. The Site Plan and Preliminary Plan Amendment were both filed with the Sketch Plan No. 320170090 (collectively, the "Applications"). As this is a complicated project that includes a County Recreation and Aquatic Center, it would be in the interest of administrative economy for the Applications to be heard at the same time. A companion extension request has been submitted for the Sketch Plan. In addition, the extension would allow time for the Applicant to continue to work with the Staff to address the few remaining comments received on the Applications.

Staff has advised the Applicant that the Planning Board hearing on the Applications is scheduled for December 7, 2017. Accordingly, the Applicant requests an extension of the time for the public hearing to be held on the Site Plan and the Preliminary Plan Amendment until December 15, 2017.

Thank you for your consideration of this request.

Very truly yours,

LERCH, EARLY & BREWER, CHARTERED



William Kominers



Susan M. Reutershan

cc: Mr. Brian Kim  
Mr. Bruce Lee  
Mr. Hyunsuk Choi  
Mr. David Dise  
Mr. Gabriel Albornes  
Mr. Robert Kronenberg  
Mr. Elza Hisel-McCoy  
Ms. Stephanie Dickel



**Montgomery County Planning Department**  
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## REGULATORY PLAN EXTENSION REQUEST

☐ Request #1

☐ Request #2

### M-NCPPC Staff Use Only

File Number		MCPB Hearing Date	
Date Received			

820170140

**Plan Name:** Elizabeth Square

**Plan No.** 12015003B

This is a request for extension of:

☐ Project Plan  
☒ Preliminary Plan  
Amendment B

☐ Sketch Plan  
☒ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: December 7, 2017

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.)

William Kominers and Susan Reutershan		Lerch, Early & Brewer, Chtd.	
Name		Affiliation/Organization	
7600 Wisconsin Avenue, Suite 700			
Street Address			
Bethesda		Maryland	20814
City		State	Zip Code
(301) 986-1300	(301) 986-0332	wkominers@lercheearly.com; smreutershan@lercheearly.com	
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for 30 days ~~XXXX~~ until December 15, 2017

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

The prior extension period during which the Planning Board must hold a public hearing on the Preliminary Plan Amendment and on the Site Plan will expire on November 16, 2017. The Site Plan and Preliminary Plan Amendment were both filed with Sketch Plan No. 320170090 (collectively, the "Applications") and both were extended until November 16, 2017. As this is a complicated project that includes a County Recreation and Aquatic Center, it would be in the interest of administrative economy for the Applications to be heard at the same time. In addition, the extension would allow time for the Applicant to continue to work with the Staff to address the few remaining comments received on the Applications.

### Signature of Person Requesting the Extension

William Kominers  
Signature

William Kominers

10/26/17  
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 \_\_\_\_\_.