**8600 Georgia Avenue, Sketch Plan Amendment 32017005A, Preliminary Plan Amendment 12017004A and Site Plan 820170070**

**Summary**

Section 59.7.3.3.C provides a 90-day limit for sketch plan hearings. Section 59.7.3.4.C provides a 120-day limit for site plan hearings. The Planning Board may, however, extend these periods. The Applicant requested, in an application dated June 8, 2017, that the review periods for the Sketch Plan Amendment, Preliminary Plan Amendment and Site Plan be extended from the current date of July 13, 2017 to September 30, 2017, to allow for a joint hearing of Sketch Plan Amendment 32017005A, Preliminary Plan Amendment 12017004A and Site Plan No. 820170070. The Planning Board hearing on the application may take place before the end of the review period, and will be publicly noticed in accordance with the Zoning Ordinance. The extension will allow the Applicant more time to address DRC comments and a joint hearing of the applications will be more efficient. This is the first extension request associated with the subject project.

Staff recommends APPROVAL of the extension request.
June 8, 2017

VIA ELECTRONIC DELIVERY

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

RE:  8600 Georgia Avenue Hotel; Extension Request for Sketch Plan Amendment No. 32017005A (the “Sketch Plan”), Preliminary Plan Amendment No. 12017004A (the “Preliminary Plan”), and Site Plan Application No. 820170070 (the “Site Plan”) (collectively, the “Applications”)

Dear Chairman 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 April 14, 2017.

The 120 day period during which the Planning Board must hold a public hearing on the Site Plan will expire in August, 2017, during the time the Planning Board is in recess. Given the very limited nature of the Amendments, it would be in the interest of administrative economy for the Planning Board to consider the Sketch Plan and the Preliminary Plan at the same time the Planning Board considers the Site Plan. In addition, the extension would allow time for the Applicant to continue to work with the Staff to address the DRC comments received on the Site Plan.

Staff has advised the Applicant that the Planning Board hearing is scheduled for September 28, 2017. Accordingly, the Applicant requests an extension of the time for the public hearing to be held on the Applications until September 30, 2017.

Thank you for your consideration of this request.
Very truly yours,

William Kominers

Susan M. Reutershan

cc: Mr. Timothy Eden
    Mr. Robert Kronenberg
    Mr. Elza Hisel-McCoy
    Ms. Stephanie Dickel
REGULATORY PLAN EXTENSION REQUEST

☐ Request #1  ☐ Request #2

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

Sketch Plan Amendment No. 32017005A  
Preliminary Plan Amendment No. 12017004A  
Site Plan No. 820170070

Plan Name: 8600 Georgia Avenue Hotel  
Plan No.  

This is a request for extension of:  
☐ Project Plan  
✓ Preliminary Plan Amendment  
✓ Site Plan

The Plans are tentatively scheduled for a Planning Board public hearing on: September 28, 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.

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Affiliation/Organization  
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Telephone Number  
Fax Number  
E-mail  

We are requesting an extension for 2.7 months until September 30, 2017

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

The Applicant requests an 80 day extension for the Sketch Plan Amendment and a 50 day extension for the Site Plan to allow the Plans checked above to be heard by the Planning Board on the same date. The 120 day period for the Planning Board to hear the site plan will expire in August, 2017, while the Planning Board is on recess. It would be in the interest of administrative economy for the Amendments and the Site Plan Application to be heard at the same time. In addition, the extension would provide sufficient time for the Applicant to work with the Technical Staff to address the comments received on the Applications.

Signature of Person Requesting the Extension

[Signature]

[Date]  
June 8, 2017
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 ________________.