



8600 Georgia Avenue, Site Plan 820170070

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

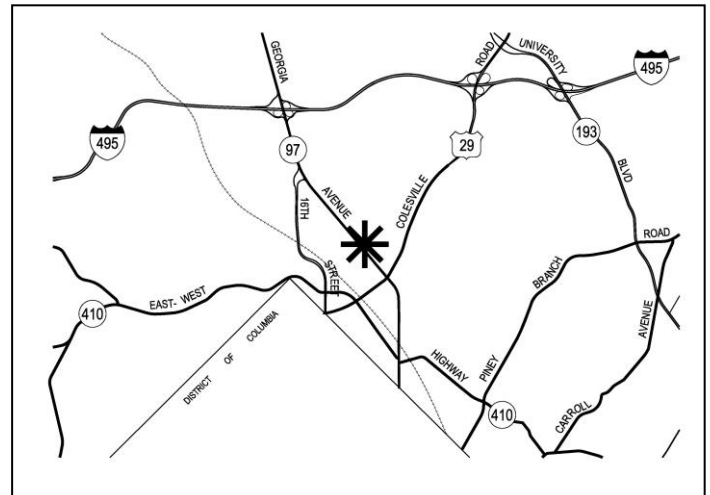
 Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115

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

Staff Report Date: 9/1/2017

Description

Location: Northwest corner of the intersection of Georgia Avenue and Colesville Road
Zone: CR 5.0; C 4.0, R 4.75, H 145T
Master Plan: Silver Spring CBD Sector Plan
Property size: 0.87 acres
Request to extend the site plan from September 30, 2017 to November 17, 2017.
Applicant: Guardian Building Associates, LLC.
Acceptance Date: April 14, 2017



Summary

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 August 31, 2017, that the review period for the Site Plan be extended from the current date of September 30, 2017 to November 17, 2017. The extension will allow the Applicant more time to address Staff comments. 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. This is the second extension request associated with the subject project.

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

Attachment A: Applicant's extension request



August 31, 2017

VIA ELECTRONIC DELIVERY

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

RE: 8600 Georgia Avenue Hotel (the "Project"); Extension Request for Site Plan Application No. 820170070

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 Planning Board granted a previous extension request for the Site Plan Application until September 30, 2017.

The public hearing on the Site Plan is currently scheduled for September 28, 2017. The Applicant recently submitted a Sketch Plan Amendment to amend Condition No. 4 of the Sketch Plan to include an additional category of "major public facility" to the list of public benefit categories for which incentive density points are requested. Pursuant to Section 7.3.3.I. of the Zoning Ordinance, an amendment to a condition of an approved sketch plan may be made during site plan review. Given the noticing requirement for an amendment to a condition of an approved sketch plan at the time of site plan and additional comments received from Staff on the Site Plan, an extension of the Site Plan is requested. The extension would allow time for the Applicant to continue to work with the Staff to address the most recent comments received on the Site Plan.

For the above reasons, the Applicant requests an extension of time for the public hearing on the Site Plan until November 17, 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



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

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: 8600 Georgia Avenue Hotel **Plan No.** Site Plan No. 820170070

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

The Plan is 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.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
Bethesda		Maryland	20814
<i>City</i>		<i>State</i>	
(301) 986-1300	(301) 986-0332	wkominers@lercheearly.com; smreutershan@lercheearly.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for approx. 2 months until November 17, 2017

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

The Applicant requests an approximate 2 month extension for the Site Plan. The Applicant recently filed a Sketch Plan Amendment (No. 32017005B) to amend a condition of the approved Sketch Plan. The Sketch Plan Amendment will be heard at the same time as the Site Plan, pursuant to Section 59.7.3.3.1 of the Zoning Ordinance. The Applicant is working with Staff on a few remaining design issues. The extension will allow the Applicant and Staff additional time to address the most recent comments received on the Site Plan.

Signature of Person Requesting the Extension

William Kominers
Signature

AUGUST 30, 2017
Date