



**Artery Plaza, Sketch Plan 32015005B, Preliminary Plan 11983015C, Site Plan 81984002D**

**NB** Neil Braunstein, Planner Coordinator, Area 1, neil.braunstein@montgomeryplanning.org, (301) 495-4532

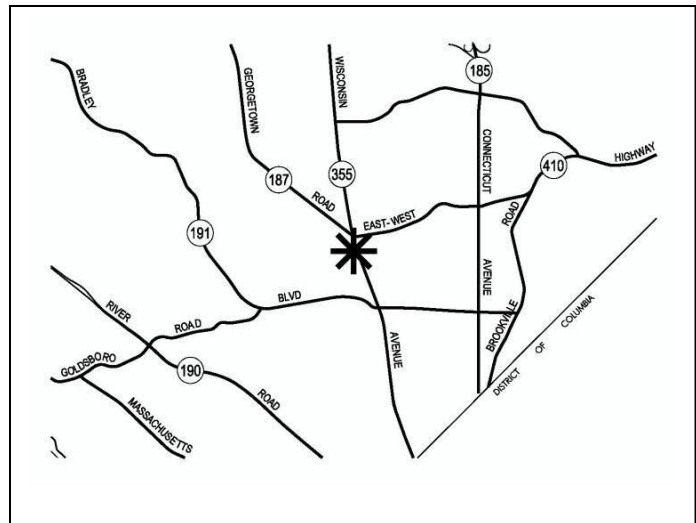
**CA** Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115

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

**Staff Report Date: 10/13/17**

**Description**

- Location: Northwest quadrant of the intersection of Wisconsin Avenue and Bethesda Avenue
- Zone: CR-5.0 C-5.0 R-5.0 H-145
- Master Plan: *Bethesda Downtown Sector Plan*
- Property size: 3.02 gross acres
- Request to extend the review period for a sketch for up to 6 days, from November 15, 2017, to December 21, 2017, and to extend the review period for a preliminary plan and site plan for up to 6 days, from December 15, 2017, to December 21, 2017
- Applicant: JBG
- Acceptance Date: August 17, 2017



**Summary**

**Staff Recommendation: Approval of the extension.**

Section 7.3.3.C of the Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a sketch plan; Section 7.3.4.C provides that the Planning Board shall hold a public hearing no later than 120 days after the filing of a site plan; and Section 4.1.E of the Subdivision Regulations provides that the Planning Board shall hold a public hearing no later than 120 days after the filing of a preliminary plan. The Planning Board may, however, extend this period. Several complex issues raised during staff review of the applications are still being resolved, including building design and architecture. The applicant has requested, in an application dated October 11, 2017, that the review period for the sketch plan be extended for up to 36 days, from November 15, 2017, until no later than December 21, 2017, and that the review period for the preliminary plan and site plan be extended for up to six days, from December 15, 2017, until no later than December 21, 2017.

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

Attachment A: Applicant’s extension request



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

Effective: December 5, 2014

8787 Georgia Avenue  
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

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:** 7200 Wisconsin Avenue      **Plan No.** 32015005B\*

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

The Plan is tentatively scheduled for a Planning Board public hearing on: November 15, 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.)


Patricia Harris	Lerch, Early & Brewer		
<i>Name</i>	<i>Affiliation/Organization</i>		
7600 Wisconsin Avenue			
<i>Street Address</i>			
Bethesda	Maryland	20814	
<i>City</i>	<i>State</i>	<i>Zip Code</i>	
(301) 841-3832			
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 36 ~~months~~ <sup>days</sup> until December 21, 2017

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

Additional time is needed in order to provide additional requested information to staff. This information was uploaded on October 10, 2017.

**Signature of Person Requesting the Extension**

  
 \_\_\_\_\_  
*Signature*

October 11, 2017  
 \_\_\_\_\_  
*Date*

\* 11983015C and 81984002D - extend 6 days from December 15, 2017 to December 21, 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 \_\_\_\_\_.