



Chevy Chase Lake Block B, Site Plan 820160190

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

EL 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: 2/22/17

Description

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

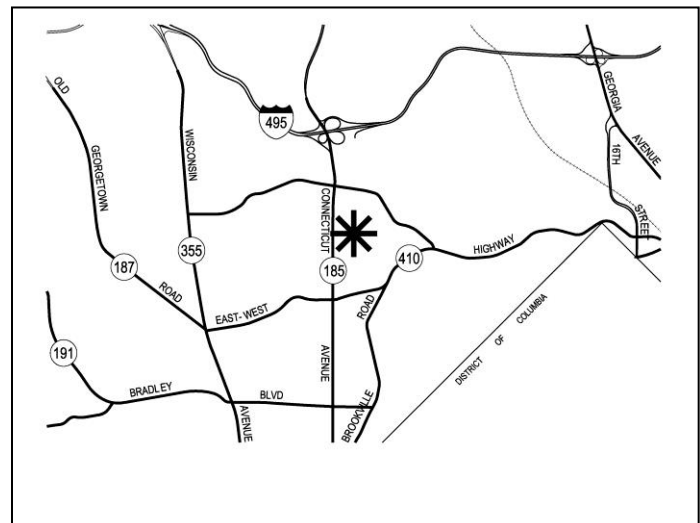
Master Plan: Chevy Chase Lake Sector Plan

Property size: 6.19 acres

Request to extend the review period for a site plan for up to 73 days, from March 7, 2017, to May 19, 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 street design and environmental issues. The applicant has requested, in an application dated February 17, 2017, that the review period for the site plan be extended for up to 73 days, from March 7, 2017, until no later than May 19, 2017, to allow the remaining issues to be resolved. The Planning Board previously approved a 90-day extension of the review period, from December 7, 2016, to March 7, 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: Chevy Chase Lake - Block BPlan No. 12002020B & 820160190

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: March 2, 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.)

Steven A. Robins

Lerch, Early & Brewer, Chtd.

Name

Affiliation/Organization

3 Bethesda Metro Center, STE 640

Street Address

Bethesda

MD

20814

City

State

Zip Code

(301) 657-0747

(301) 347-1778

sarobins@lercheearly.com

Telephone Number

ext.

Fax Number

E-mail

We are requesting an extension for 73 days until May 19, 2017

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

See attached.

Signature of Person Requesting the Extension

Signature

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 _____.



Attorneys at Law

3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814
www.lerchearly.com

Tel. (301) 986-1300
Fax (301) 986-0332
info@lerchearly.com

February 17, 2017

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 second 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 work with Technical Staff to address comments received. Specifically, the Applicant requests an extension until May 19, 2017.

Although the Applicant is requesting an extension until May 19, 2017, as confirmed during our meeting with Staff on February 17, 2017, it is the Applicant's and Staff's intention that the Applications will be scheduled for the Planning Board hearing on or before April 27, 2017.

Thank you for your consideration of this matter.

Very truly yours,



Steven A. Robins

cc: Hilary Goldfarb
Robert Kronenberg
Elza Hisel-McCoy
Neil Braunstein