


The Guardian Building, Sketch Plan 320170080

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

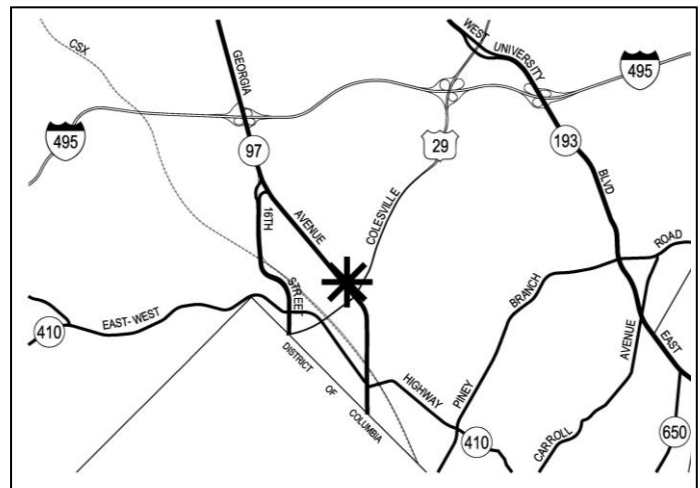
 Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115

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

Staff Report Date: 6/16/2017

Description

Location: 8605 Cameron Street at the southeast intersection with Georgia Avenue
Zone: CR 5.0; C 4.0, R 4.75, H 145T
Master Plan: Silver Spring CBD Sector Plan
Property size: 0.36 acres
Request to extend the review period for a sketch plan, from July 13, 2017 to September 14, 2017.
Applicant: Guardian Building Associates, LLC.
Acceptance Date: April 10, 2017



Summary

Section 59.7.3.3.C provides a 90-day limit for sketch plan hearings. The Planning Board may, however, extend these periods. The Applicant requested, in an application dated June 5, 2017, that the review periods for the sketch plan be extended from the current date of July 13, 2017 to (and including) September 14, 2017, to allow the for a joint hearing of the Sketch Plan and the related Site Plan No. 820170100. The Applicant believes a joint hearing of the two applications will be more efficient. This is the first extension request associated with the subject project. 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.

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



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

<i>(MCPB Staff Use Only)</i>			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Guardian Building **Plan No.** 320170080

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: July 13, 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.)

Erin Girard		Linowes & Blocher, LLP	
<i>Name</i>		<i>Affiliation/Organization</i>	
7200 Wisconsin Avenue, Suite 800			
<i>Street Address</i>			
Bethesda		MD	20814
		<i>State</i>	<i>Zip Code</i>
(301) 961-5153	(301) 654-2801	egirard@linowes-law.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 2 months until September 14, 2017

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

A postponement of the sketh plan hearing is requested to allow for a joint hearing of the sketch plan and related Site Plan No. 820170100 to be held on September 14, 2017. The Applicant believes a joint hearing of the two applications would be more efficient in light of the detailed nature of the sketch plan, which is largely a result of the retention of the existing structure on the property.

Signature of Person Requesting the Extension

Signature

6/15/17
 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 _____.