



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Item #**  
**MCPB 10/18/07**


**MEMORANDUM**

DATE: 10/5/07

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief  
Robert Kronenberg, Supervisor *RAK*  
Development Review Division

FROM: Joshua C. Sloan, Coordinator  
Development Review Division  
(301) 495-4597



REVIEW TYPE: Project Plan  
CASE #: 920070060  
PROJECT NAME: Bonifant Plaza

APPLYING FOR: Extension of the 90 day review period for a project plan per Section D-2.2 of the Zoning Ordinance.

REVIEW BASIS: Div. 59-D-2.11 of the Montgomery County Zoning Ordinance

ZONE: CBD-1 and the Fenton Village Overlay Zone  
LOCATION: On Bonifant Street, 135 feet east of Georgia Avenue.  
MASTER PLAN: Silver Spring CBD Sector Plan

APPLICANT: 949/961, LLC  
FILING DATE: 2/2/07  
HEARING DATE: 10/18/07

The applicant filed the subject Project Plan application on October 5, 2006 and the project was accepted and scheduled on February 2, 2007. The subject Project Plan is being reviewed concurrently with Preliminary Plan 120070190.

Section D-2.2 of the Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan. The Planning Board, however, can extend this time period. Although the review period has been extended before, there still remain

significant issues that have to be addressed by several agencies, including vehicular access and public use space and amenities.

The fact that each of these issues will require interagency analysis and the submission of further information, makes an extension of the Project Plan review period necessary. Staff is committed to bringing this project the Planning Board as soon as each of these issues can be resolved within the context of the entire project, but no later than 90 days from this hearing.