

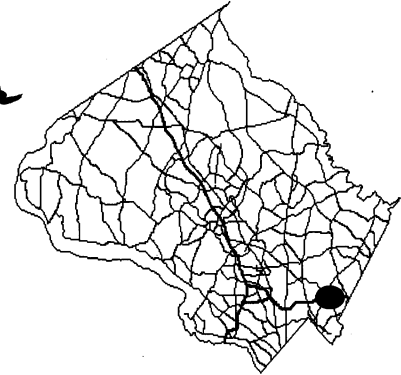


MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #
MCPB 09-06-07

MEMORANDUM

DATE: August 22, 2007
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
 Robert Kronenberg, Acting Supervisor *RAN*
 Development Review Division
FROM: Elza Hisel-McCoy, Senior Planner *EH*
 Development Review Division
 (301) 495-2115



REVIEW TYPE: Project Plan Review
CASE #: 920070100
PROJECT NAME: 8700 Georgia Avenue

APPLYING FOR: Extension of the 90-day review period for a project plan for up to 90 days, from September 6, 2007, to no later than December 6, 2007

REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance

ZONE: CBD-2
LOCATION: The northwest quadrant of the intersection of Georgia Avenue and Cameron Street
MASTER PLAN: Silver Spring CBD Sector Plan

APPLICANT: 8700 Georgia Avenue, Inc.
FILING DATE: November 28, 2006
ACCEPTANCE: April 2, 2007
HEARING DATE: September 6, 2007, extended from June 21, 2007

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 may, however, extend this period. The building currently occupying the site has been nominated for designation and protection as a Historic Building. In a letter dated May 23, 2007, the Applicant requested an extension of the review period, from June 21, 2007, until September 6, 2007, to address the nomination process. The Board granted this extension on June 21, 2007.

On August 15, 2007, the Historic Preservation Commission (HPC) voted to recommend the nomination to the Planning Board for the building to be designated Historic. The hearing date for HPC to present their recommendation to the Planning Board has not been set. The Applicant has requested, in a letter dated August 20, 2007, that the review period for the Project Plan be further extended for up to an additional 90 days, from September 6, 2007, until no later than December 6, 2007, to allow the Applicant to coordinate the conclusion of this process with HPC and Development Review.

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

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August 20, 2007

Patricia A. Harris
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BY ELECTRONIC MAIL

Mr. Elza Hisel-McCoy
Maryland-National Capital Park and Planning
Commission
8787 Georgia Avenue
Silver Spring, MD 20914

Re: 8700 Georgia Avenue –
Project Plan No. 920070100 and Preliminary Plan No. 120070190

Dear Mr. Hisel-McCoy:

On behalf of 8700 Georgia Avenue, Inc., the Applicant in the above-referenced case, we respectfully request that the Project Plan hearing date of September 6, 2007, be extended up to ninety (90) days in order to allow the Applicant the opportunity to address the historic nomination of the Property.

We appreciate your assistance in this matter.

Very truly yours,

HOLLAND & KNIGHT LLP



Patricia A. Harris

cc: Mr. Bert Foer

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