



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

Item #
MCPB 10/11/07

MEMORANDUM

DATE: October 1, 2007
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief
Development Review Division
FROM: Robert A. Kronenberg, Acting Supervisor
Planning Department Staff
(301) 495-2187

PROJECT NAME: The Fairmont
CASE #: 9200700110
REVIEW TYPE: Project Plan

ZONE: CBD-2
APPLYING FOR: Request for Extension for 34 multi-family dwelling units, including 6 MPDUs on 0.21 acres
LOCATION: Lot 644, Woodmont
Property is located on Fairmont Avenue, approximately 250 feet northeast of the intersection with Old Georgetown Road, in the Woodmont Triangle area of Bethesda

MASTER PLAN: Bethesda CBD 1994, Woodmont Triangle Amendment 2006

REVIEW BASIS: Division 59-D-2.11 of the Zoning Ordinance requires submission of a Project Plan as part of the application for the use of optional method of development for a CBD zoned property.

APPLICANT: Fairmont, LLC
FILING DATE: November 29, 2006
HEARING DATE: October 11, 2007



The applicant filed the subject Project Plan application for The Fairmont on November 29, 2006. 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.

Staff recommends extension of the review period for the Project Plan and postponement of the hearing in order to address issues related to access, public use and amenities. The hearing for the Project Plan application will be scheduled within 90 days of the October 11, 2007 hearing.

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

September 7, 2007



Dr. Royce Hanson, Chair
and Members of the Montgomery County
Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: The Fairmont (4931 Fairmont Avenue) – Project Plan No. 920070110 – Request for
Continuance

Dear Dr. Hanson and Members of the Planning Board:

On behalf of the Applicant, Fairmont, LLC, the purpose of this letter is to request a 90-day continuance of the October 11, 2007 Planning Board hearing on the above-referenced Project Plan. The Applicant requests additional time to allow the County Council to consider and act on ZTA 07-10 concerning the CBD Zones and to refine the project design based on the Council's action and any changes to the CBD Zone standards. To our knowledge, no individuals have contacted the Planning Commission concerning this application other than the representatives of the public agencies with whom Applicant has been working to address agency comments. Accordingly, we do not believe the requested continuance will constitute prejudice or undue hardship to any interested party.

Thank you for your consideration.

Very truly yours,


LINOWES AND BLOCHER LLP
Todd D. Brown

cc: Mr. Robert Kronenberg
Mr. Kristin Aleshire
Mr. John Carter
Ms. Judy Daniel
Mr. Lewie Bloom
Ms. Stella Kestell
Mr. Bill Landfair
Mr. Ian Duke
Mr. Marius Radulescu