



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

Item #  
MCPB 1/31/08

**MEMORANDUM**

**DATE:** January 18, 2008  
**TO:** Montgomery County Planning Board  
**VIA:** Rose Krasnow, Chief *RK*  
Development Review Division  
**FROM:** Robert A. Kronenberg, Supervisor *RAK*  
Planning Department Staff  
(301) 495-2187  
[Robert.Kronenberg@mncppc-mc.org](mailto:Robert.Kronenberg@mncppc-mc.org)



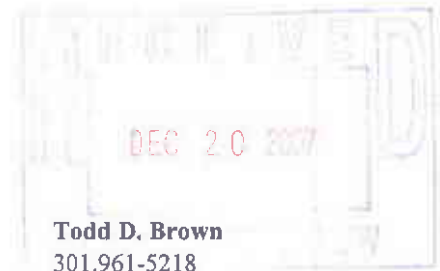
**PROJECT NAME:** The Fairmont  
**CASE #:** 9200700110  
**REVIEW TYPE:** Project Plan  
**ZONE:** CBD-2  
**APPLYING FOR:** Request for Extension for 34 multi-family dwelling units, including 6 MPDUs on 0.21 acres  
**LOCATION:** Lot 644, Woodmont  
Property is located on Fairmont Avenue, approximately 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:** January 31, 2008

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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 January 31, 2008 hearing.

**LINOWES**  
**AND BLOCHER LLP**  
ATTORNEYS AT LAW



December 19, 2007

**Todd D. Brown**  
301.961-5218  
tbrown@linowes-law.com

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  
Additional 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 an indefinite continuance of the Planning Board hearing on the above-referenced Project Plan. The Applicant requests the continuance so the County Council may consider and act on ZTA 07-10 concerning the CBD Zones.

We had previously been advised by Council Staff that ZTA 07-10 would be considered by the Council sometime in January. We now understand that might not occur. Therefore, rather than requesting another 90-day continuance that might not be sufficient, we are requesting an indefinite continuance of the public hearing. Once the Council acts on ZTA 07-10, we will contact Planning Staff to discuss the impacts of the ZTA, review any resultant changes to the project design, and request the matter be rescheduled for Planning Board consideration. Once a new hearing date is scheduled, we will send appropriate notices to all adjoining and confronting property owners and local citizens associations.

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

Dr. Royce Hanson, Chair  
and Members of the Montgomery County  
Planning Board  
December 19, 2007  
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cc: Mr. Robert Kronenberg  
Mr. Kristin Aleshire  
Mr. Lewie Bloom  
Ms. Stella Kestell  
Mr. Bill Landfair  
Mr. Ian Duke  
Mr. Marius Radulescu

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