



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

Item # 4  
 MCPB 4/17/08

**MEMORANDUM**

DATE: 4/4/08

TO: Montgomery County Planning Board

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

FROM: Joshua C. Sloan *JS*  
 Development Review Division  
 (301) 495-4597  
 joshua.sloan@mncppc.org



REVIEW TYPE: Project Plan  
 CASE #: 91992004B  
 PROJECT NAME: 4 Bethesda Metro Center

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-3

LOCATION: Southwest quadrant of the intersection of Old Georgetown Road and Wisconsin Avenue

MASTER PLAN: Bethesda CBD Sector Plan

APPLICANT: Bethesda Metro Center Holdings, LLC

FILING DATE: 07/05/07

HEARING DATE: 4/17/08

The applicant filed the subject Project Plan application on April 19, 2007 and the project was accepted and scheduled on June 5, 2007. The subject Project Plan is being reviewed concurrently with Preliminary Plan 11981068A.

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.

The former 90-day extension has been used by Staff, the Applicant, and other interested parties to research and analyze property ownership, deeds, and right-of-way issues in order to resolve or clarify the positions between various parties. These issues have not been completely resolved, but progress has been made and Staff will continue to work with the Applicant and all relevant agencies and interested parties to find a resolution to present to the Board. It is Staff's intention to bring this project to the Board as it is currently composed, which will be within the requested 90-day extension.

# Holland+Knight

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April 4, 2008

Robert R. Harris  
301 215 6607  
robert.harris@hklaw.com

VIA E-MAIL AND FIRST CLASS MAIL

Mr. Josh Sloan  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Ave  
Silver Spring, MD 20910

Re: 4 Bethesda Metro Center – Project Plan Application No. 91992004B

Dear Josh:

As you are aware, at the request of Staff, the Applicant has agreed to meet with certain interested parties in this proceeding on April 14, 2008 in order to discuss density calculation issues. In order to provide time for that meeting and any further discussions that may follow it, we are asking that this matter be extended beyond the current date of April 17, 2008. We ask that the matter be deferred to the first available Planning Board date once all preparatory work is complete, but in no case later than June 12, 2008. Thank you for your consideration.

Sincerely,



Robert R. Harris

cc: Rose Krasnow  
Jody Kline  
Harry Lerch  
Gus Bauman  
David Cheek  
Gary Dick  
Bruce Lane

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