



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

**Staff Report: Project Plan 92004006B, Ripley Street North
(FKA Midtown Silver Spring)**

ITEM #: _____

MCPB HEARING

DATE: April 1, 2010

REPORT DATE: March 19, 2010

TO: Montgomery County Planning Board *RAK*

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

FROM: Elza Hisel-McCoy, Assoc. AIA, LEED-AP *cm*
Development Review Division
301.495.2115
Elza.Hisel-McCoy@mncppc-mc.org

APPLICATION

DESCRIPTION: Extension of the 90-day review period for a project plan for up to an additional 30 days, or no later than April 29, 2010

APPLICANT: Home Properties Ripley Street, LLC

FILING DATE: January 4, 2010

RECOMMENDATION: Approval

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 90-day review period expires on April 4, 2010. In a letter dated March 11, 2010, the Applicant has requested that the Board extend this review period by up to 30 days, to allow for process delays associated with this winter's snowfall (e.g., DRC had to be postponed). Staff supports this request, and has scheduled the proposal for hearing on April 8, 2010.

LINOWES
AND | BLOCHER LLP
ATTORNEYS AT LAW

March 11, 2010

Anne C. Martin
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Mr. Elza Hisel-McCoy
Development Review
Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Via Email Delivery

Re: Ripley Street North (the "Project"), Project Plan Amendment No. 92004006B (the "Project Plan Amendment") - Request for Extension of Hearing Date

Mr. Hisel-McCoy:

We respectfully request an extension of the Planning Board's review of the above-referenced Project Plan Amendment (which we anticipate to be concurrent with the review of the Preliminary Plan Amendment and Site Plan Amendment). We understand that the current public hearing date period expires on April 4, 2010; however, due to the delay in the Development Review Committee meeting (blizzard) and the subsequent delay in updating plans and obtaining complete agency comments for your report, we request a 30-day extension for the public hearing before the Planning Board. Per our conversations, we anticipate that the Project Plan Amendment will be scheduled on the next available hearing date (April 8th or April 15th), but we request the 30-day extension for any necessary flexibility.

Thank you for your assistance in this matter. We look forward to presenting the revised Project to the Planning Board.

Very truly yours,

LINOWES AND BLOCHER LLP



Anne C. Martin

cc: Mr. Donald Hague
Ms. Ruth Hoang

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