






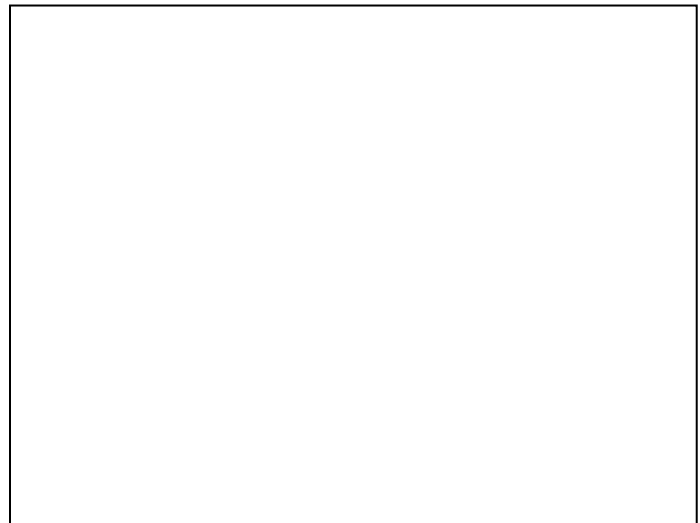
4540 Montgomery Avenue, Sketch Plan 320180010

-  Leslye Howerton, Planner Coordinator, Area 1, Leslye.howerton@montgomeryplanning.org, (301) 495-4551
-  Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115
-  Robert Kronenberg, Chief, Area 1, robert.kronenberg@montgomeryplanning.org, (301) 495-2187

Staff Report Date: 10/04/17

Description

- Location: Southwest quadrant of the intersection of Montgomery Avenue and Pearl Street
- Zone: CR-5.0 C-4.0 R-4.75 H-175
- Master Plan: *Bethesda Downtown Sector Plan*
- Property size: 0.28 gross acres
- Request to extend the review period for a sketch plan for up to 60 days, from November 2, 2017, to January 11, 2018.
- Applicant: Promark Development, LLC
- Acceptance Date: August 4, 2017



Summary

Staff Recommendation: Approval of the extension.

Section 7.3.3.C of the Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a sketch plan. The Planning Board may, however, extend this period. The applicant has requested, in an application dated October 4, 2017, that the review period for the sketch plan be extended for up to 60 days, from November 2, 2017, until no later than January 11, 2018, to allow additional time to work out several design issues and to adequately address all DRC comments.

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

Attachment A: Applicant's extension request



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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: 4540 Montgomery Avenue **Plan No.** 320180010

This is a request for extension of: Project Plan Sketch Plan
 Preliminary Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: November 2, 2017

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

Person requesting the extension:

Owner, Owner's Representative, Staff (check applicable.)


Patricia Harris		Lerch, Early & Brewer	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue			
<i>Street Address</i>			
Bethesda		Maryland	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 841-3832		paharris@lercheearly.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 2 months until January 11, 2018

Describe the nature of the extension request. Provide a separate sheet if necessary.

The applicant needs additional time to work out several design issues and to adequately address all of the DRC comments.

Signature of Person Requesting the Extension



Signature

October 23, 2017

Date

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant extensions of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from _____ until _____.

Signature

Date

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension for more than 30 days of the Planning Board public hearing date from _____ until _____.