



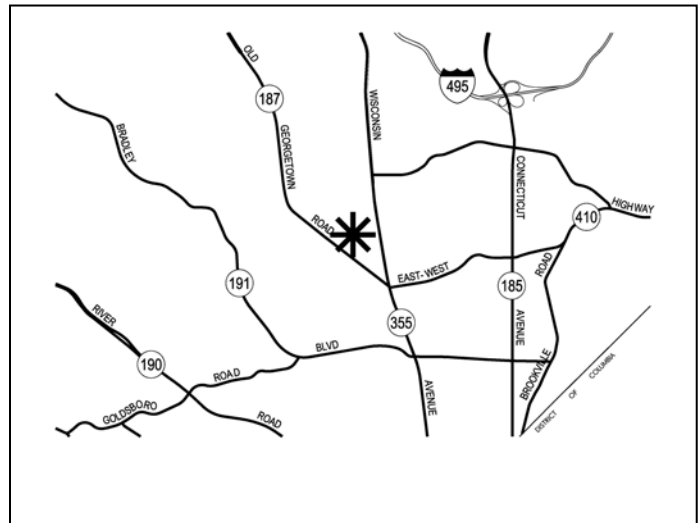
4915 Auburn Avenue, Sketch Plan No. 320180170 & Preliminary Plan No. 120180210

- MF Matthew Folden, Planner/ Coordinator, Area 1, matthew.folden@montgomeryplanning.org, (301) 495-4539
- E Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115
- R Robert Kronenberg, Chief, Area 1, robert.kronenberg@montgomeryplanning.org, (301) 495-2187

Staff Report Date: 6.13.18

Description

- Construction of a mixed-use project of up to 175,000 total square feet, including up to 180 dwelling units, and up to 12,500 square feet of non-residential uses;
- Current use: commercial;
- Located in the southwest quadrant of the intersection of Norfolk Avenue and Auburn Avenue in Downtown Bethesda;
- 0.73 acres zoned CR 3.0, C 3.0, R 2.75, H110 in the 2017 *Bethesda Downtown Sector Plan*;
- Applicant: Auburn Building Associates, LP;
- Acceptance date: May 7, 2018.



Staff Recommendation: Approval of the extension request.

Section 59.7.3.3.C of the Zoning Ordinance and Section 50.4.1.E of the Subdivision Regulations provide a 90-day limit for sketch plan hearings and 120-day limit for preliminary plan hearings, respectively. The Planning Board may, however, extend these periods. Based on the Application’s acceptance date of May 7, 2018, both the Sketch Plan and Preliminary Plan review periods will expire during the Planning Board’s summer recess (August 5 and September 4, 2018, respectively).

The Applicant has requested, in an application, dated June 12, 2018, that the Sketch Plan application run concurrently with the Preliminary Plan and both review periods be extended to October 5, 2018. This is the first extension request associated with the subject project.

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

Attachment A: Applicant’s extension request

Stacy P. Silber
301-841-3833
spsilber@lerchearly.com

Elizabeth C. Rogers
301-841-3845
ecrogers@lerchearly.com

June 12, 2018

VIA ELECTRONIC DELIVERY

The Honorable Casey Anderson, Chair
Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: 4915 Auburn Avenue
Preliminary Plan No. 120180210 and Sketch Plan
No. 320180170 (the "Applications")

Dear Chairman Anderson:

Auburn Building Associates, LP (the "Applicant") is the Applicant of the above referenced Preliminary and Sketch Plan Applications. On behalf of the Applicant, and pursuant to Montgomery County Zoning Ordinance Section 7.3.4.C, we respectfully request an extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Applications, which were formally accepted on May 7, 2018.

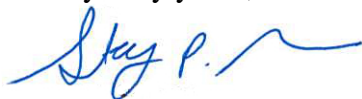
Staff has requested that we file this extension and the Applicant desires for both Applications to be heard concurrently, to ensure the most efficient use of the Planning Department and Planning Board's resources. Accordingly, because the Sketch Plan is reviewed on a 90-day clock, as compared to the Preliminary Plan's 120-day review period, the Applicant is requesting this extension. Furthermore, Planning Board hearing for the Sketch Plan would fall within the Planning Board's August Recess and thus, would have required an extension until early September regardless.

Accordingly, the Applicant is requesting a full extension until October 5, 2018 to accommodate the Planning Board's August Recess and to allow for concurrent review of the Applications. Although the Applicant is requesting a two month extension, per the request of Staff, the Applicant has been assured that the case will be heard by the Planning Board at its September 27th hearing.

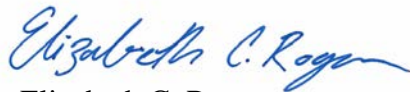
Thank you for your consideration of this matter.

Mr. Casey Anderson
June 12, 2018
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Very truly yours,

A handwritten signature in blue ink that reads "Stacy P. Silber". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Stacy P. Silber

A handwritten signature in blue ink that reads "Elizabeth C. Rogers". The signature is cursive and somewhat stylized, with a long horizontal flourish extending to the right.

Elizabeth C. Rogers

cc: Mr. Robert Kronenberg
Mr. Elza Hisel-McCoy
Mr. Matthew Folden
Mr. Neil Braunstein
Mr. Brian Gelfand



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Effective: December 5, 2014

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

 Request #1 Request #2

M-NCPPC Staff Use Only

File Number Date Received	_____	MCPB Hearing Date	_____
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Plan Name: _____ **Plan No.** _____

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: _____

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.)

Name		Affiliation/Organization	
Street Address			
City	State		Zip Code
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for _____ months until _____

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

Signature of Person Requesting the Extension

Signature

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 _____.