



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

**Item #**  
**MCPB 1-24-08**

**MEMORANDUM**

**DATE:** January 8, 2008  
**TO:** Montgomery County Planning Board  
**VIA:** Rose Krasnow, Chief *RK*  
Robert Kronenberg, Supervisor *RAK*  
Development Review Division  
**FROM:** Elza Hisel-McCoy, Senior Planner *EH*  
Development Review Division  
(301) 495-2115



**REVIEW TYPE:** **Project Plan Review**  
**CASE #:** **920060070**  
**PROJECT NAME:** **The Veneto**

**APPLYING FOR:** Extension of the 90-day review period for a project plan for up to an additional 90 days, or no later than April 17, 2008  
**REVIEW BASIS:** Div. 59-D-2.2 of Montgomery County Zoning Ordinance

**ZONE:** CBD-1  
**LOCATION:** The west quadrant of the intersection of Norfolk Avenue and Cordell Avenue  
**MASTER PLAN:** Woodmont Triangle Amendment to the Bethesda CBD Sector Plan

**APPLICANT:** Norfolk-Cordell II, LLC  
**FILING DATE:** March 17, 2006  
**HEARING DATE:** January 24, 2008

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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. On November 1, 2007, the Board did extend the review period for this proposed project plan until January 24, 2008, in response to the Applicant's request for additional time to allow the County Council to complete its deliberations on a pending Zoning Text Amendment (ZTA 07-10). Once approved, the Applicant would like to take advantage of the Amendment with regard to their provision of Public Open Space required by the Zoning.

The Council has yet to approve the ZTA, and the Applicant, in their letter dated December 17, 2007, is requesting an additional 90-day extension of the review period, until no later than April 17, 2008, to await final resolution of the proposal. Staff recommends APPROVAL of the extension request.

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• Maryland only    ■ VA only  
• D.C. and VA only  
† MD and VA only

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December 17, 2007

Mr. Elza Hisel-McCoy  
Community Based Planning Division  
Montgomery County Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3670

Re: Veneto: Project Plan No. 920060070  
Applicant: Norfolk-Cordell II, LLC

Dear Mr. Hisel-McCoy,

We wish to communicate to Planning Staff and to the Montgomery County Planning Board that the Applicant in the above-captioned matter requests an additional extension for its Project Plan hearing. At the Planning Board's November 1, 2007 meeting, the Applicant received an extension to January 24, 2008. The instant request seeks an extension of up to ninety days. The extension will provide relief from the requirement of Montgomery County Zoning Ordinance Sec. 59-D-2.2 which calls for a Project Plan hearing to be held within 90-days of the application's filing.

We continue to await the Planning, Housing and Economic Development (PHED) Committee's and the full County Council's review of Zoning Text Amendment 07-10 concerning amendments to the Central Business District zones. We are hopeful that a PHED Committee Worksession to review ZTA 07-10 will be scheduled shortly.

Thank you for your assistance. Please let us know if you have any questions.

Sincerely yours,

SHULMAN, ROGERS, GANDAL,  
PORDY & ECKER, P.A.

By:   
Anne Marie Vassallo

cc: Norfolk-Cordell II, LLC  
David D. Freishtat, Esq.