



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

CONSENT ITEM
MCPB 9.16.10

MEMORANDUM

DATE: September 3, 2010
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RKR*
Robert Kronenberg, Supervisor *PAK*
Development Review Division
FROM: Elza Hisel-McCoy, Assoc. AIA, LEED-AP *CH*
Planner Coordinator
Development Review Division
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REVIEW TYPE: **Project Plan Review**
CASE #: **920070080**
PROJECT NAME: **Falkland North**

APPLYING FOR: Extension of the 90-day review period for a project plan for up to 60 days, from September 16, 2010, to no later than November 18, 2010

REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance

ZONE: CBD-R1

LOCATION: The northeast quadrant of the intersection of 16th Street and East-West Highway (MD410)

MASTER PLAN: Silver Spring CBD Sector Plan

APPLICANT: Home Properties Falkland Chase, LLC

FILING DATE: June 16, 2010

HEARING DATE: September 16, 2010

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, though the Board may extend this period.

The Applicant has requested, in a letter dated August 18, 2010, that the review period for the Project Plan be extended by 60 days, from September 16, 2010, to no later than November 18, 2010, to allow the Planning Board to hear the Project Plan and the Preliminary Plan concurrently. The Applicant is currently addressing technical issues for the Preliminary Plan, 120070560, which staff and reviewing agencies raised at the Development Review Committee (DRC).

Staff recommends **APPROVAL** of the extension.

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

August 18, 2010

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Elza Hisel-McCoy
Senior Planner
M-NCPPC
Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Falkland North Project Plan No. 920070080- Request for Continuance of Hearing Date

Dear Mr. Hisel-McCoy:

As you know, the public hearing on the Falkland North Project Plan is currently scheduled for September 16, 2010. Pursuant to Section 59-D-2.2 of the Montgomery County Code, the purpose of this letter is to request that the September 16, 2010 hearing date be rescheduled for a date in October, to allow the Project Plan to be heard by the Planning Board concurrently with Preliminary Plan No. 120070560. To provide for this rescheduling, we request that the Planning Board approve a 60 day extension of the Project Plan review period.

Should you have any questions, please feel free to contact me. Thank you.

Very truly yours,

LINOWES AND BLOCHER LLP


Erin E. Girard

cc: Michael Eastwood
Don Hague
Barbara A. Sears

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