



7340 Wisconsin Avenue, Project Plan Review, 920140010

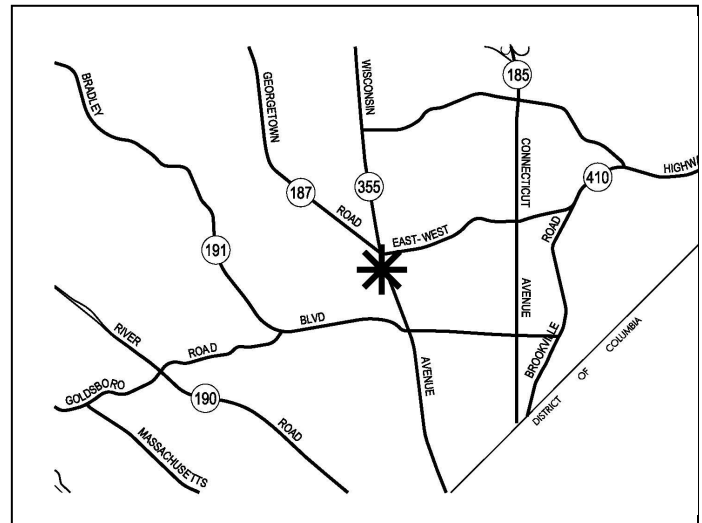
Neil Braunstein, AICP, Area 1, neil.braunstein@montgomeryplanning.org, (301) 495-4532

PAK Robert Kronenberg, Acting Chief, Area 1, robert.kronenberg@montgomeryplanning.org, (301) 495-2187

Staff Report Date: 11/8/13

Description

Location: On Montgomery Avenue, West of Wisconsin Avenue
 Zone: CBD-2
 Master Plan: Bethesda CBD Sector Plan
 Property size: 0.79 acres
 Application to extend the review period for a project plan for up to 60 days, from November 27, 2013 to January 27, 2014
 Applicant: Bainbridge Wisconsin Avenue Apartments LLC
 Filing Date: August 27, 2013



Summary

Staff Recommendation: Approval of the extension.

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. Several issues affecting the project remain to be resolved, including public use space and sector plan conformance. The applicant has requested, in a letter dated October 7, 2013, that the review period for the project plan be extended for up to 60 days, from November 27, 2013, until no later than January 27, 2014, to allow the applicant to address these issues.

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

Attachment A: Applicant's extension request

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

October 7, 2013

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VIA EMAIL AND HAND DELIVERY

Mr. Neil Braunstein
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Project Plan No. 920140010 and Preliminary Plan Amendment No. 11994080A (the "Applications"), 7340 Wisconsin Avenue, Bethesda: Request for Extension of Review Period

Dear Mr. Braunstein:

On behalf of Bainbridge Wisconsin Avenue Apartments LLC (the "Applicant"), we are submitting this request for an extension of the review period for the Applications. Pursuant to Section 59-D-2.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board (the "Planning Board") is required to hold a public hearing on a project plan application submitted under the optional method of development no later than 90 days after the filing. As a result, a Planning Board public hearing date on the Applications was tentatively scheduled for November 21st. However, as you brought to the Applicant's attention via your email of October 3rd, there is insufficient time after the Development Review Committee meeting scheduled for October 14th for the Applicant to make and submit revisions to the Applications in time for the November 21st Planning Board hearing.

As a result, the Applicant is submitting this request for a 60-day extension of the review period on the Applications. However, we request that the Planning Board hearing on the Applications be scheduled as near as possible to the original public hearing date of November 21st, preferably on December 5th or December 12th, prior to the start of the holiday period.

Please contact us should you have any questions or require any additional information.

Very truly yours,

LINOWES AND BLOCHER LLP

C. Robert Dalrymple

C. Robert Dalrymple

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cc: Mr. Neil Goradia
Mr. Joseph Torg