



Edgemont II at Bethesda, Sketch Plan 320180030 and Preliminary Plan Amendment 11984058A

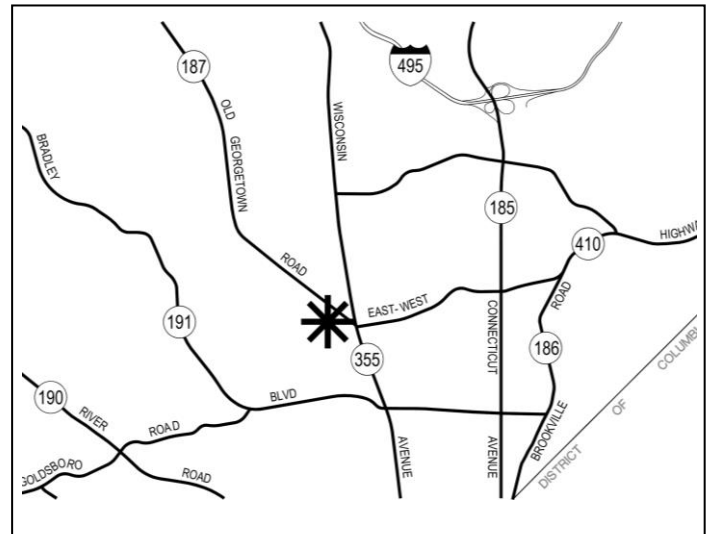
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- Robert Kronenberg, Chief, Area 1, robert.kronenberg@montgomeryplanning.org, (301) 495-2187

Staff Report Date: 12/29/2017

Description

Request to extend the Sketch Plan and Preliminary Plan Amendment from January 11, 2018 to February 1, 2018.

Location: On Edgemoor Lane at the corner of Woodmont Avenue
 Zone: CR 2.5 C0.25 R2.5 H90 and CR 2.5 C0.5 R2.5 H150
 Master Plan: 2017 *Bethesda Downtown Sector Plan*
 Property size: 1.65 gross acres
 Applicant: Equity Residential
 Acceptance Date: August 28, 2017



Summary

Zoning Ordinance Section 59.7.3.3.C provides a 90-day limit for sketch plan hearings. The Planning Board may, however, extend this period. Chapter 50, Subdivision Regulations, Section 50.4.1.E provides a 120-day limit for preliminary plan hearings. The Planning Board may, however, extend this period. The Applicant requested, in an application dated December 27, 2017, that the review period for both the Sketch Plan and Preliminary Plan Amendment be extended, from the current date of January 11, 2018 to February 1, 2018. The extensions will allow the Applicant more time to address DRC comments and for a joint hearing of the applications, which will be more efficient. The Planning Board hearing on the applications may take place before the end of the review period, and will be publicly noticed in accordance with the Zoning Ordinance. This is the second extension request associated with the subject project.

Staff recommends **APPROVAL** of the 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: Edgemont at Bethesda II, 4885 Edgemoor Lane **Plan No.** 11984058A-003*

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: January 11, 2018

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 Aveue			
<i>Street Address</i>			
Bethesda	Maryland	20814	
<i>City</i>	<i>State</i>	<i>Zip Code</i>	
(301) 841-3832			
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 1 months until February 1, 2018

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

The applicant needed additional time to prepare and submit a noise study and resolve an outstanding DRC comment.

Signature of Person Requesting the Extension



Signature

December 27, 2017
Date

*320180630

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 _____.