



8787 Georgia Avenue, Preliminary Plan No. 120180100 & Site Plan No. 820180100

---



Matthew Folden, Planner/ Coordinator, Area 1, matthew.folden@montgomeryplanning.org, (301) 495-4539



Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115



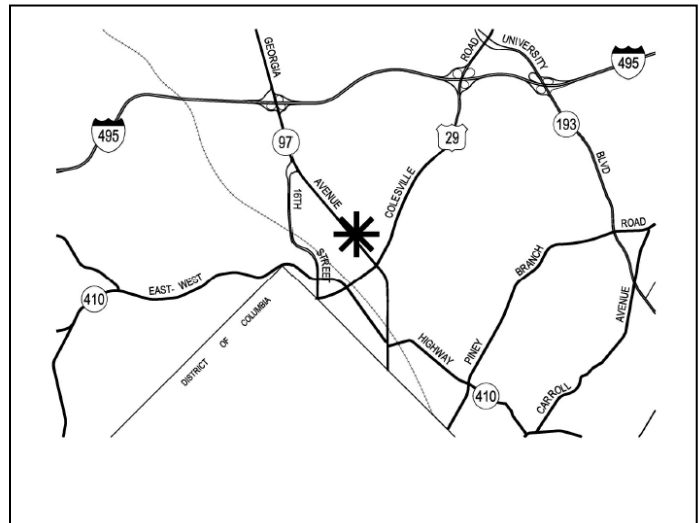
Robert Kronenberg, Chief, Area 1, robert.kronenberg@montgomeryplanning.org, (301) 495-2187

Staff Report Date: 5.9.2018

---

### Description

- Construction of a mixed-use project of up to 413,821 total square feet, including up to 413,821 square feet of residential development (up to 400 dwelling units), and up to 32,000 square feet of non-residential uses;
- Current use: government office;
- Located in the southeast quadrant of the intersection of Spring Street and Georgia Avenue in Downtown Silver Spring;
- 3.24 acres zoned CR 3.0, C 2.0, R 2.75, H 90T in the 2000 *Silver Spring CBD Sector Plan*;
- Applicant: SC/BA Silver Spring Apartments, LLC.;
- Acceptance date: March 1, 2018.



### Summary

Staff Recommendation: Approval of the extension request.

Section 59.7.3.4.C of the Zoning Ordinance and Section 50.4.1.E of the Subdivision Regulations provide a 120-day limit for site plan and preliminary plan hearings, respectively. The Planning Board may, however, extend these periods. Several complex issues, raised at the Development Review Committee meeting of March 27, 2018, are still being resolved. The Applicant has requested, in an application, dated May 7, 2018, that the concurrent Preliminary and Site Plan review periods be extended, from June 29, 2018 to October 5, 2018, to resolve outstanding issues. This is the first extension request associated with the subject project.

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

Attachment A: Applicant's extension request

**Elizabeth C. Rogers**  
301-841-3845  
[ecrogers@lercheearly.com](mailto:ecrogers@lercheearly.com)

May 7, 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: 8787 Georgia Avenue  
Preliminary Plan Amendment No. 120180100 and Site Plan  
No. 820180100 (the "Applications")

Dear Chairman Anderson:

SC/BA Silver Spring Apartments, LLC (the "Applicant"), a joint venture between affiliates of Bozzuto Development and StonebridgeCarras, LLC, is the Applicant of the above referenced Preliminary and Site Plan Applications. On behalf of the Applicant, and pursuant to Montgomery County Zoning Ordinance Section 7.3.4.C, we respectfully request a three month 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 March 1, 2018. The Applicant is requesting this extension to allow for sufficient time to respond to comments received from the Development Review Committee and Technical Staff. The proposed extension would be until October 5, 2018.

Although the Applicant is requesting a three month extension, as confirmed through discussions with Staff, it is the Applicant's intention that the Applications will be scheduled for the Planning Board hearing on September 6, 2018.

Thank you for your consideration of this matter.

Very truly yours,

  
Elizabeth C. Rogers

cc: Mr. Robert Kronenberg  
Mr. Elza Hisel-McCoy  
Mr. Matthew Folden  
Mr. Neil Braunstein  
Ms. Ramie Schneider  
Mr. Robert Harris, Esq.



**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	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** 8787 Georgia Avenue

**Plan No.** 120180100 & 820180100

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: July 5, 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.)

Elizabeth Rogers

Lerch, Early & Brewer, Chtd.

Name

Affiliation/Organization

7600 Wisconsin Avenue, Suite 700

Street Address

Bethesda

MD

20814

City

State

Zip Code

(301) 841-3845

(301) 347-1784

ecrogers@lercheearly.com

Telephone Number ext.

Fax Number

E-mail

We are requesting an extension for 3 months until October 5, 2018

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

See attached.

**Signature of Person Requesting the Extension**

*Elizabeth C. Rogers*

Signature

*5/7/2018*

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 \_\_\_\_\_.