Bethesda Market, Sketch Plan 320190030, Regulatory Extension No. 2

**SD** Stephanie Dickel, Planner Coordinator, Area 1, stephanie.dickel@montgomeryplanning.org, (301) 495-4527

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

**M** Mark Pfefferle, Interim Chief, Area 1, mark.pfefferle@montgomeryplanning.org, (301) 495-4730

**Staff Report Date:** 2/11/2019

**Description**


Location: Intersection of Wisconsin Avenue and Bethesda Avenue and Willow Lane, 46th Street and Leland Street

Zone: CR 3.0 C 3.0, R 2.75, H 225; CR 3.0 C 3.0, R 2.75, H 200; CR 3.0 C 3.0, R 2.75, H 35; CR 3.0 C 3.0, R 2.75, H 175; CR 3.0 C 2.0, R 2.75, H 90; CRT 0.5 C 0.25, R 0.5, H 70; and the Bethesda Overlay Zone

Master Plan: 2017 Bethesda Downtown Sector Plan

Property size: 6.32 gross acres

Applicant: Columbia Realty Venture LLC, Wisconsin Avenue Properties LLC, and Wisconsin Columbia Venture LLC

Acceptance Date: October 29, 2018

**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. The Application was granted a 30-day extension by the Planning Director, on November 27, 2018, extending the review period from January 24, 2019 to February 22, 2019. The Applicant requested, in an application dated February 8, 2019, that the review period for the Sketch Plan be extended, from February 22, 2019 to May 30, 2019. The extension will allow the Applicant more time to address DRC comments due to the complexity of the Application. The Planning Board hearing on the application 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.

Attachment: Applicant’s extension request
February 8, 2019

VIA EMAIL
Ms. Stephanie Dickel, M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Bethesda Market – Sketch Plan No. 320190030 (the “Application”): Revised Second Request for Extension of Review Period

Dear Ms. Dickel:

On behalf of Columbia Realty Venture LLC, Wisconsin Avenue Properties LLC, and Wisconsin Columbia Venture LLC (collectively, the “Applicants”), and in coordination with Chris Ruhlen of Lerch, Early & Brewer, Chtd., I am submitting this request for an extension of the review period for the Application.

The Application was tentatively scheduled for a public hearing before the Montgomery County Planning Board (the “Planning Board”) on January 24, 2019. The Applicants submitted a request for a 30-day extension, which was granted administratively on November 27, 2018, extending the review period until February 22, 2019.

The Applicants are now submitting this request for an additional maximum 100-day extension, in order to extend the review period through the end of the month of May 2019. We are targeting a Planning Board hearing date of April 25, 2019 at this time.

Since the Development Review Committee meeting held on November 20, 2018, the Applicants have held a number of meetings with reviewing agencies and are continuing to coordinate with other interested parties and stakeholders. Due to the enormous complexity of the Application as well as several holiday periods that occurred during the review time on the Application, the Applicants are requesting this extension to allow the necessary additional time for coordination with all parties.

As such, the Applicants are requesting this extension of the review period on the Application. This would allow the Application to be scheduled for a public hearing before the Planning Board on or before May 30, 2019. However, we request that the Application be scheduled for a hearing as early within this second extension period as feasible, and as indicated we are presently targeting a hearing date of April 25, 2019.
Ms. Stephanie Dickel
February 8, 2019
Page 2

Enclosed, please find the completed Regulatory Plan Extension Request form for the Application. Please contact us should you have any questions or require any additional information. For information, questions, or coordination relating to the Farm Women’s Cooperative Market, 721 Wisconsin Avenue, Parking Lot 24, or Parking Lot 10 portions of the Application, please contact Chris Ruhlen at 301-841-3834. For information, questions, or coordination relating to the 7126 Wisconsin Avenue portion of the Application, please contact me.

Very truly yours,

LINOWES AND BLOCHER LLP

Heather Dhopolsky

**L&B 7266512v2/10411.0001**
Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
Phone 301.495.4550
www.montgomeryplanning.org
Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1  ☑ Request #2

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Plan Name: Bethesda Market  Plan No. 3201900030

This is a request for extension of:  ☑ Sketch Plan  ☐ Project Plan  ☐ Preliminary Plan  ☐ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 2.21.19

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.)

Heather Dhopolsky  Lineower and Blocker LLP
Name  Affiliation/Organization
2200 Wisconsin Avenue, Suite 800
Street Address
Bethesda
City  Select one of the following:  ☑ MD  20814
Zip Code
301.941.5370  301.454.2801  h.dhopolsky@lineower-law.com
Telephone Number  Fax Number  E-mail

We are requesting an extension for 3 months until 5.31.19

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

Please see attached cover letter of explanation.

Signature of Person Requesting the Extension

Signature  2.8.19  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 _______________.