



7340 Wisconsin Avenue Sketch Plan 320200010, Extension Request No.1

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Staff Report Date: 1/27/2020

Description

- First request to extend the review period for a Sketch Plan, from February 13, 2020 to April 30, 2020
- Location: Northwest quadrant of the intersection of Wisconsin Avenue and Hampden Lane.
- Zone: CR-5.0 C-5.0 R-4.75 H-250 and the Bethesda Overlay Zone
- Master Plan: Bethesda Downtown Plan
- Property size: 0.42 acres
- Applicant: Joel Sherman
South Bay Partners, Inc.
- Acceptance Date: November 19, 2019



Summary

Section 59.7.3.3 of the Zoning Code provides a 90-day limit for Sketch Plan hearings. The Planning Board may, however, extend this period. In an application received January 27, 2020, the Applicant requested that the review period for this Sketch Plan be extended from February 13, 2020, to April 30, 2020. The extension will allow the Applicant additional time to address DRC comments regarding the overall building design and the associated access and circulation. The extension will also provide time for the Design Advisory Panel to review changes to building massing and site design.

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 first extension request associated with the subject project.

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

Attachment A: Extension request form



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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

| M-NCPPC Staff Use Only | | | |
|------------------------|-------|-------------------|-------|
| File Number | _____ | MCPB Hearing Date | _____ |
| Date Received | _____ | | |

Plan Name: 7340 Wisconsin Avenue **Plan No.** 320200010

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: 02/13/2020

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.)

Robert R. Harris


| | | | |
|----------------------------------|----------------|--------------------------|-------|
| Name | | Affiliation/Organization | |
| 7600 Wisconsin Avenue, Suite 700 | | | |
| Street Address | | | |
| Bethesda | | MD | 20814 |
| City | | State | |
| (301) 841-3826 | (301) 347-1779 | rrharris@lercheary.com | |
| Telephone Number | Fax Number | E-mail | |

We are requesting an extension for _____ months until 04/30/2020

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

Staff has requested design revisions and a possible return to the Design Advisory Panel.

Signature of Person Requesting the Extension



 Signature

1/14/2020

 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 _____.