


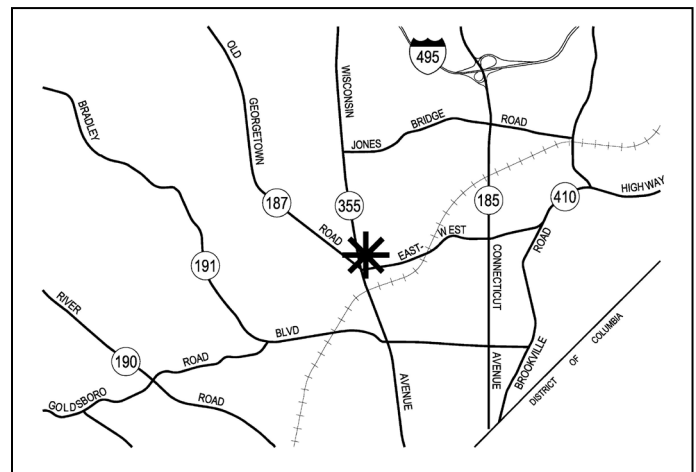


Avondale, Sketch Plan 320200050 & Preliminary Plan 120200220 Extension Request No. 2

-  Grace Bogdan, Planner Coordinator, DownCounty, grace.bogdan@montgomeryplanning.org, 301.495.4533
-  Stephanie Dickel, Supervisor, DownCounty, stephanie.dickel@montgomeryplanning.org, 301.495.4527
-  Elza Hisel-McCoy, Chief, DownCounty, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

Staff Report Date: 9/18/2020

- Request to extend the review period for Avondale from October 8, 2020, to not later than January 7, 2021.
- Location: located on Avondale Street approximately 200 feet east of Wisconsin Avenue
- Zone: CR 1.5 C 0.25 R 1.75 H 70'
- Master Plan: 2017 Bethesda Downtown Sector Plan
- Property size: 0.33 acres.
- Applicant: SJI Investment Corporation
- Acceptance Date: May 19, 2020



Summary

Section 59.7.3.3.C of the Zoning Ordinance and Section 50.4.1.E of the Subdivision Regulations provide a 90-day limit for sketch plan hearings and 120-day limit for preliminary plan hearings, respectively. When these applications are submitted concurrently, the sketch plan may follow the 120-day review period of the preliminary plan. The Planning Board may, however, extend these periods.

Previously, the Applicant received an administrative 30-day extension request to extend the review period for the Sketch and Preliminary Plan applications from September 10th to October 8, 2020. The Applicant has requested, in an application dated September 10, 2020 that the review period be extended to January 7, 2021. The request would allow the Applicant additional time to update the applications based on comments from the Design Advisory Panel and receive outside agency approvals. This is the second extension request associated with the development applications.

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

Attachment A: 1st Administrative Extension Request

Attachment B: 2nd Extension request



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
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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: The Avondale **Plan No.** 120200220 & 320200050

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: September 10, 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.)


<u>Soo Lee-Cho, Esq. on behalf of SJ Investment Corp.</u>		<u>Miller, Miller & Canby (Owner/Applicant's Attorney)</u>	
<small>Name</small>		<small>Affiliation/Organization</small>	
<u>200-B Monroe Street</u>			
<small>Street Address</small>			
<u>Rockville</u>		<u>MD</u>	<u>20850</u>
<small>City</small>		<small>State</small>	<small>Zip Code</small>
<u>(301) 762-5212</u>	<u>2058</u>	<u>slcho@mmcanby.com</u>	
<small>Telephone Number</small>	<small>ext.</small>	<small>Fax Number</small>	<small>E-mail</small>

We are requesting an extension for 1 months until October 8, 2020

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

The Applicant requires additional time to solicit design guidance/input from DAP and to respond to outside agency comments received at DRC.

Signature of Person Requesting the Extension



Signature

July 20, 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 Sept. 10, 2020 until October 8, 2020.

Gwen L. M. Wright
Signature

7/21/2020
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 _____.



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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

Table with 4 columns: File Number, Date Received, M-NCPPC Staff Use Only, MCPB Hearing Date

Plan Name: Plan No. 120200220 & 320200050

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

The Plan is tentatively scheduled for a Planning Board public hearing on: October 8, 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.)

Soo Lee-Cho, Esq. on behalf of SJ Investment Corp. Miller, Miller & Canby (Owner/Applicant's Attorney)
200-B Monroe Street Rockville MD
(301) 762-5212 ext. 2058 slcho@mmcanby.com

We are requesting an extension for 3 months until January 7, 2021

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

The Applicant was able to solicit favorable design guidance/input from the DAP but needs additional time to respond to outside agency comments received at DRC.

Signature of Person Requesting the Extension

Signature By: Soo Lee-Cho

September 10, 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 _____.