



Guardian Building, Sketch Plan Amendment No. 32017008A Extension Request No. 2 and Site Plan Amendment No. 82017010A, Extension Request No. 1

 Grace Bogdan, Planner Coordinator, DownCounty, Grace.Bogdan@montgomeryplanning.org, 301.495.4533

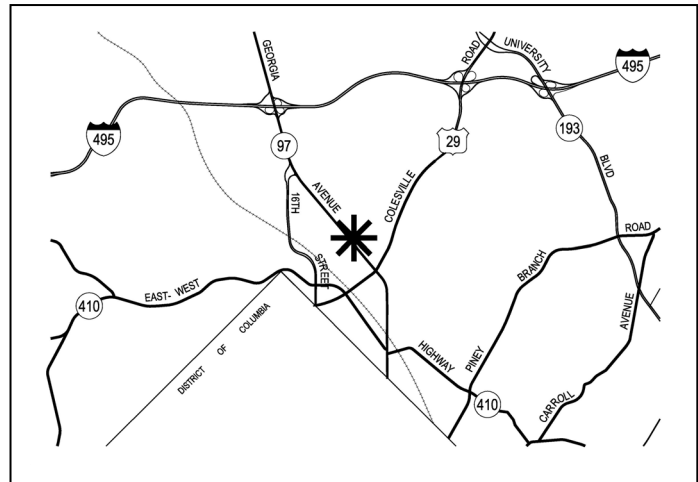
 Stephanie Dickel, Supervisor, DownCounty, Stephanie.Dickel@montgomeryplanning.org, 301.495.4527

 Elza Hisel-McCoy, Chief, DownCounty, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

Completed: 5/13/2021

Description

- Request to extend the review period of concurrent Sketch Plan and Site Plan amendment applications from May 27, 2021 through June 10, 2021;
- Proposal: Within the approved maximum density, request to increase nonresidential density from 7,496 to 7,827 square feet and correspondingly decrease residential density from 142,414 to 142,083 square feet, modify public benefit categories, remove all onsite parking, and relocate loading access point;
- Current use: office building;
- Located at the southeast corner of the intersection of Georgia Avenue and Cameron Street;
- 0.68 gross acres zoned CR 5.0: C 4.0, R 4.75, H 145T in the *Silver Spring CBD Sector Plan*;
- Applicant: Guardian Building Associates, LLC;
- Acceptance date: January 27, 2021.



Summary

- **Staff Recommendation: Approval of the extension request.**
- Section 59.7.3.3.C & Section 59.7.3.4.C of the Zoning Ordinance provides a 90-day review period for sketch plan hearings and a 120-day review period for site plan hearings, respectively. The Planning Board may, however, extend this review period. Based on the Application's acceptance date of January 27, 2021 the last Planning Board hearing within the 120-day review period is May 27, 2021.
- On February 25, 2021, a 30-day extension request was administratively approved to allow the Sketch Plan Amendment to be reviewed concurrent with the Site Plan Amendment.
- The Applicant requests a two-week extension due to a scheduling conflict. The amendment applications are currently scheduled for the Planning Board's agenda on June 3, 2021.
- This is the second extension request associated with the Sketch Plan Amendment and first extension request for the Site Plan Amendment application.

Attachment A: Applicant's extension request

Attachment B: Approved Extension Request No. 1 for Sketch Plan Amendment 32017008A



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Effective: January 29, 2021

2425 Reedie Drive
 Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550
 Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1☒ Request #2

M-NCPPC Staff Use Only

File Number		MCPB Hearing Date	
Date Received			

Plan Name: Guardian BuildingPlan No. 32017008A

This is a request for extension of:

☐

Project Plan

☒

Sketch Plan

☐

Preliminary Plan

☒

Site Plan

82017010AThe Plan is tentatively scheduled for a Planning Board public hearing on: 05/27/2021

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.)

Erin Girard

Miles & Stockbridge, P.C

Name

Affiliation/Organization

11 North Washington Street, Suite 700

Street Address

Rockville

MD

☒

20850

City

State

Zip Code

(301) 517-4804

(301) 517-4804

egirard@milesstockbridge.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for 1 months until 06/10/2021

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

A member of the Applicant's team has an unavoidable conflict the morning of May 27th, and we understand the Planning Board will not be holding an afternoon session on that day. The extension request is necessary to allow the hearing to be deferred one week, to June 3rd, in order to have all the necessary members of the Applicant's team present.

Signature of Person Requesting the Extension

Signature

05/13/2021

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 _____.



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REGULATORY REVIEW EXTENSION REQUEST

☒ Request #1

☐ Request #2

M-NCPPC Staff Use Only

File Number	32017008A	MCPB Hearing Date	5/27/2021
Date Received	2/23/2021		

Plan Name: Guardian Building

Plan No. 32017008A

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: 05/27/2021

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.)

Erin Girard

Miles & Stockbridge, P.C

Name

Affiliation/Organization

11 North Washington Street, Suite 700

Street Address

Rockville

MD



20850

City

State

Zip Code

(301) 517-4804

(301) 517-4804

egirard@milestockbridge.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for 1 months until 05/27/2021

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

The Sketch Plan Amendment has a shorter statutory review period than the accompanying Site Plan Amendment. In order to allow both applications to be reviewed concurrently and go to the Planning Board together, a one month extension is requested.

Signature of Person Requesting the Extension

Erin E Girard

Signature

02/22/2021

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 4/27/21 until 5/27/21.

Gwen L. M. Wright
Signature

2/25/21
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 _____.