File Number Date Received Plan Name: This is a request for extension of:	rk and Planning www.montgomerypla ISION REQU M-NCPPC Staff U	Commission anning.org JEST Request #1 Red se Only Hearing Date	Effective: January 29, 2021 Phone 301.495.4550 Fax 301.495.1306 quest #2
Wheaton, Maryland 20902 REGULATORY REVIEW EXTEN File Number Date Received Plan Name: This is a request for extension of:	M-NCPPC Staff U	D Request #1 D Red se Only Hearing Date	Fax 301.495.1306
File Number	M-NCPPC Staff U	Request #1 Red se Only Hearing Date	quest #2
Date Received	M-NCPPC Staff U	se Only Hearing Date	quest #2
Date Received	МСРВ Н	Hearing Date	
Date Received			
This is a request for extension of:			
		Plan No	120230020, 820230020
	oject Plan eliminary Plan	Sketch PlanSite Plan	
The Plan is tentatively scheduled for a Planning	Board public hear	ring on:	_
The Planning Director may postpone the public beyond 30 days require approval from the Plann		0 days without Planning B	oard approval. Extensions
Person requesting the extension:		ation/Organization	
Street Address			
City		State	Zip Code
Telephone Number Fax Number	E-mail		
We are requesting an extension for	_ months until		
Describe the nature of the extension request. F	Provide a separate	sheet if necessary.	

Signature of Person Requesting the Extension

Heather Elkopolsky

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



Heather Dlhopolsky hdlhopolsky@wiregill.com 301-263-6275

April 20, 2023

Via Email to adam.bossi@montgomeryplanning.org Mr. Adam Bossi M-NCPPC 2425 Reedie Drive, 14th Floor Wheaton, MD 20902

Re: 7126 Wisconsin Avenue – Sketch Plan Amendment No. 32019003A, Preliminary Plan of Subdivision No. 120230020, and Site Plan Application No. 820230020 (collectively, the "Applications") – Request for Extension of Review Period

Dear Mr. Bossi:

On behalf of Wisconsin Avenue Properties LLC (the "Applicant"), we are submitting this request for an extension of the review period for the Applications. Pursuant to Section 59-7.3.3.C of the Montgomery County Zoning Ordinance (the "Zoning Ordinance"), the Montgomery County Planning Board (the "Planning Board") is required to hold a public hearing on a Sketch Plan application within 90 days of acceptance of the application, and per Section 59-7.3.4.C of the Zoning Ordinance and Section 50-4.1.E of Chapter 50 of the Montgomery County Code, the Planning Board is required to hold a public hearing on a Site Plan and Preliminary Plan of Subdivision, respectively, within 120 days of acceptance. With an acceptance date of November 2, 2022, the hearing on the Applications would have been required to be held by March 2, 2023. The Applicant previously submitted a request for a 30-day extension of the review period on the Applications, which was approved and extended the review period until March 30, 2023. The Applicant subsequently submitted a request for a two-month extension of the review period, which was approved by the Planning Board on March 16, 2023 and extended the review period until May 25, 2023.

The Applicant and Staff of the Maryland-National Capital Park and Planning Commission are in agreement that another extension is needed in order to allow time to complete the review process on the Applications. Specifically, with the recent Court decision on a project unrelated to the Applications that a site located in the Bethesda Overlay Zone must use all "mapped" density, including commercial density, before utilizing "BOZ" density, the Applicant has some project and design decisions to make in order to accommodate the additional commercial area this would require. The Applicant anticipates that they will be ready for a Planning Board hearing in the end of July. However, given that the Planning Board breaks for the month of August, we are requesting a four-month extension in an abundance of caution, which would allow a Planning Board hearing date through the end of September, if needed.



Heather Dlhopolsky

hdlhopolsky@wiregill.com

301-263-6275

For these reasons, we are submitting this request for an additional four-month extension on the Applications, but believe that the Applications can be scheduled for a public hearing before the Planning Board sometime in the end of July.

Thank you for your consideration of this request. Please contact us should you have any questions or require any additional information.

Sincerely,

Wire Gill LLP

Heather Elkopolater

Heather Dlhopolsky