

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 Dhopolsky
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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.



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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

A handwritten signature in black ink that reads "Heather Dhopolsky". The signature is written in a cursive style.

Heather Dhopolsky