

## 7025 STRATHMORE STREET

**PRELIMINARY PLAN NO. 120250120 AND SITE PLAN NO.**

**820250080, REGULATORY EXTENSION REQUEST NO. 1**

### Description

Request to extend review period, from September 11, 2025 to November 13, 2025, for the Preliminary Plan and Site Plan applications to create one lot to construct a new residential multifamily building with a maximum density of 170,000 square feet for up to 180 units with 15% MPDUs, including up to 81,859 square feet of Bethesda Overlay Zone Density.

COMPLETED: 8/28/2025

PLANNING BOARD HEARING DATE: 9/4/2025

MCPB ITEM NO. 1.C

# Planning Staff



Grace Bogdan, Planner IV, Design, Placemaking, & Policy, [grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org), 301.495.4533



Stephanie Dickel, Supervisor, West County Planning, [Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org), 301.495.4527



Elza Hisel-McCoy, Chief, West County Planning, [Elza.Hisel-McCoy@montgomeryplanning.org](mailto:Elza.Hisel-McCoy@montgomeryplanning.org), 301.495.2115

## LOCATION/ADDRESS

7025-7039 Strathmore Street

## MASTER PLAN

2017 *Bethesda Downtown Sector Plan*

## ZONE

CR-1.5, C-0.25, R-1.5, H-70 and the Bethesda Overlay Zone

## PROPERTY SIZE

1.34 acres

## APPLICANT

Strathmore Apartments I LP & Strathmore Apartments II LP

## ACCEPTANCE DATE

May 14, 2025

## REVIEW BASIS

Chapter 50 & 59

## Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. Section 59.7.3.4.C provides a 120-day review period for Site Plan hearings. The Planning Board may, however, extend this period.
- The Application was accepted on May 14, 2025, which established a Planning Board date no later than September 11, 2025.
- The Applicant is requesting an additional 2-month extension of the review period to November 13, 2025.
- This extension will allow the Applicant time to finalize the necessary Local Area Transportation Review requirements with appropriate agencies.
- 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.
- Staff recommends APPROVAL of the extension request.

Attachment:

A. Applicant's Request



**Christopher M. Ruhlen**  
*Attorney*  
301-841-3834  
[cmruhlen@lercheearly.com](mailto:cmruhlen@lercheearly.com)

August 22, 2025

**VIA ELECTRONIC DELIVERY**

Grace Bogdan, Planner IV  
Montgomery County Planning Department  
2425 Reedie Drive, 14<sup>th</sup> Floor  
Wheaton, Maryland 20902

Re: Request for Extension – 7025 Strathmore, Preliminary Plan No. 120250120 and Site Plan No. 820250080 (the “Applications”)

Dear Ms. Bogdan:

Our firm represents Strathmore Apartments “I” Limited Partnership and Strathmore Apartments “II” Limited Partnership who, together, are the Applicants for the above-referenced Applications. On behalf of the Applicants and pursuant to Montgomery County Code, Chapter 50, Section 4.1.E, we respectfully request that the Planning Board extend the amount of time in which it is required to hold a public hearing on the Applications. The Planning Department formally accepted the Applications on May 15, 2025, and tentatively scheduled them for hearing on September 11, 2025.

The Applicants are requesting this extension to allow for sufficient time to continue working with Planning Department Staff and County agencies to address comments received on the Applications. Specifically, the Applicant requests an extension of no more than two months or until November 13, 2025, at the latest.

Although the Applicants are requesting a two month extension, please note that it is the Applicants’ and Staff’s intention that the Applications will be scheduled on the earliest possible Planning Board hearing date after the outstanding comments have been resolved and associated revisions completed.

We appreciate your consideration of this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Christopher M. Ruhlen".

Christopher M. Ruhlen, Esq.

cc: Ms. Stephanie Dickel  
Mr. Michael Miller  
Mr. Andrew Kossow  
Mr. Ian Duke



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

Effective: December 4, 2024

2425 Reedie Drive  
 Wheaton, Maryland 20902

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Phone 301.495.4550  
 Fax 301.495.1306

## REGULATORY REVIEW EXTENSION REQUEST

M-NCPPC Staff Use Only			
File Number	120250120 & 820250080		
Date Received	8/22/2025		MCPB Hearing Date
			9/11/2025

**Plan Name:** 7025 Strathmore

**Plan Nos.** 120250120 & 820250080

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 (this date is the last scheduled Planning Board hearing date within the review period): 9/11/2025

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.)

Christopher M. Ruhlen, Esq.

Lerch, Early & Brewer, Chtd.

Name

Affiliation/Organization

7600 Wisconsin Avenue, Ste. 700

Street Address

Bethesda

MD

20814

City

State

Zip Code

(301) 841-3834

cmruhlen@lercheearly.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for 2 ☐ days/ ☒ months until 11/13/2025 (this date must be a scheduled Planning Board hearing date).

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

The Applicants are requesting this extension to allow for sufficient time to continue working with Planning Department Staff and County agencies to address comments received on the Applications. Specifically, the Applicants request an extension of no more than two months, or until November 13, 2025, at the latest.

Although the Applicants are requesting a two month extension, please note that it is the Applicants' and Staff's intention that the Applications will be scheduled on the earliest possible Planning Board hearing date after the outstanding comments have been resolved and associated revisions completed.

**Signature of Person Requesting the Extension**

Signature

08/22/2025

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 one extension 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 \_\_\_\_\_ (this date must be a scheduled Planning Board hearing date).

\_\_\_\_\_  
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 of the Planning Board public hearing date from \_\_\_\_\_ until

\_\_\_\_\_ (this date must be a scheduled Planning Board public hearing date).