

WAHL PROPERTY

ADMINISTRATIVE SUBDIVISION PLAN NO. 620250040

REGULATORY EXTENSION REQUEST NO. 2

Request to extend review period from July 24, 2025 to December 18, 2025; Application to create one (1) lot for one (1) single-family detached dwelling unit.

COMPLETED: 7/9/2025

PLANNING BOARD HEARING DATE: 7/24/2025

MCPB ITEM NO.

Planning Staff

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	Patrick Butler, Chief, UpCounty Planning, Patrick.Butler@montgomeryplanning.org , 301-495-4561

LOCATION/ADDRESS
14230 Quince Orchard Road
MASTER PLAN
2002 Potomac Subregion Master Plan
ZONE
RE-2
PROPERTY SIZE
2.85
APPLICANT
Larry Wahl
ACCEPTANCE DATE
November 27, 2024
REVIEW BASIS

Chapter 22A Chapter 59

Summary

- Section 50.6.3.B.4 of the Subdivision Regulations generally states that Administrative Subdivision Plan applications must be scheduled for Director approval within 90 days after the date an application is accepted. The Planning Board may, however, extend this period.
- The Application was accepted on November 27, 2024, which established a Planning Board date no later than February 25, 2025. The applicant received another extension to July 24, 2025 for water table testing, but the due to drought conditions during testing season a septic test was not possible.
- The Applicant is requesting an additional 5-month extension of the review period to conduct septic testing that was canceled in 2025.
- 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



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

Page 1 of 2

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Effective: December 4, 2024

Phone 301.495.4550
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REGULATORY REVIEW EXTENSION REQUEST

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: _____ **Plan No.** _____

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> 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): _____

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:

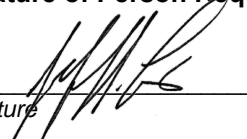
☐ Owner, ☐ Owner's Representative, ☐ Staff (check applicable.)

Name		Affiliation/Organization	
Street Address			
City		State	Zip Code
Telephone Number	Fax Number	E-mail	

We are requesting an extension for _____ days/ _____ months until _____ (this date must be a scheduled Planning Board hearing date).

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

Signature of Person Requesting the Extension

Signature 

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).