

Montgomery Planning
HERMITAGE – TAX PARCEL 06

ADMINISTRATIVE SUBDIVISION NO. 620250060

EXTENSION REQUEST NO. 2

Request to extend the regulatory review period for the Administrative Subdivision Plan for 30 days, from June 6, 2025 to July 6, 2025 to address outstanding review comments. Staff recommends approval of the extension request.

COMPLETED: 6/9/2025

PLANNING BOARD HEARING DATE: 6/12/2025

MCPB ITEM NO. 3

Planning Staff



Amy Lindsey, Planner III, Midcounty Planning, Amy.Lindsey@montgomeryplanning.org,
301-495-2189



Matthew Folden, Supervisor, Midcounty Planning, Matthew.Folden@montgomeryplanning.org,
301-495-4539



Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org,
301-495-4653

LOCATION/ADDRESS

11488 Mapleview Drive, Silver Spring

MASTER PLAN

1990 *Master Plan for the Communities of Kensington-Wheaton*

ZONE

Residential 60 (R-60)

PROPERTY SIZE

0.66 acres

APPLICANT

D&D Remodeling, LLC

ACCEPTANCE DATE

February 5, 2025

REVIEW BASIS

Chapter 50, Subdivision Regulations

Chapter 59, Zoning Ordinance

Summary

- Section 50.6.3.B.4 of the Subdivision Regulations states that the Director must take action on an administrative subdivision plan or schedule a public hearing within 90 days after the date an application is accepted. The Planning Board may, however, extend this period.
- The Application was accepted on February 5, 2025 with an original 90-day regulatory review period expiration of May 6, 2025.
- The Applicant was granted one 30-day extension of the regulatory review period by the Planning Director until June 6, 2025.
- The Applicant is requesting a one-month extension of the regulatory review period, which requires Planning Board approval. The regulatory extension, from June 6, 2025 to July 6, 2025, is required to adequately address comments from Planning Staff and neighbor concerns.
- The extension request was submitted in a timely fashion.
- Staff supports the Applicant's request to extend the review period.

Attachment:

- A. Applicant's Request

ATTACHMENT A



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: Hermitage - Tax Parcel 06 **Plan No.** 620250060

This is a request for extension of: Project Plan Sketch Plan X Administrative Subdivision Plan
 Preliminary Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 06/06/2025

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.)

Rich Ingram		Agent - CPJ	
<i>Name</i>		<i>Affiliation/Organization</i>	
1751 Elton Road, Suite 300			
<i>Street Address</i>			
Silver Spring		MD	20903
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 434-7000		ringram@cpja.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 1 months until 07/06/2025

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

We are requesting a second extension from resubmitting the Administrative Subdivision Plan 'Hermitage - Tax Parcel 06' #620250060. The applicant has completed coordinating with Staff and Plans are resubmitted for approval.

Signature of Person Requesting the Extension

Rich Ingram
Digitally signed by Rich Ingram
DN: C=US, E=ringram@cpja.com, CN=Rich
Ingram
Date: 2025.06.05 19:45:52-04'00'

Signature

06/05/2025
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 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 _____.