

**BIG WOODS MANOR
ADMINISTRATIVE SUBDIVISION PLAN NO. 620240050 AND
PRELIMINARY/FINAL FOREST CONSERVATION PLAN NO. F20240910
REGULATORY REVIEW EXTENSION REQUEST NO. 1**

Description

Request to extend the regulatory review period to March 31, 2025: Application to create two lots for one single-family detached home and retaining an existing single-family home.

No. 620240050 & F20240910
Completed: 11-25-2024

MCPB 12/5/2024

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

MC

Mariah Clayborne, Planner II, Upcounty Planning, Mariah.clayborne@montgomeryplanning.org, 301-495-4535

PB

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

LOCATION

20925 Big Woods Road, Derwood, MD

MASTER PLAN

1980 Agricultural and Rural Open Space

ZONE

R-200

PROPERTY SIZE

3.53 Acres

APPLICANT

CV, Inc.

ACCEPTANCE DATE

October 2, 2024

REVIEW BASIS

Chapters 22A, 50, 59



Summary

- Section 50.6.3.B.4 of the Subdivision Regulations generally states that Administrative Subdivision Plan applications must be scheduled for a public hearing within 90 days after the date of acceptance.
- Application for Administrative Subdivision Plan No. 620240050 was accepted on October 2, 2024, which established a Planning Board date no later than December 26, 2024.
- The Applicant requests an extension of the review period until March 31, 2025, to allow sufficient time to address DRC comments and resolve issues pertaining to the subdivision regulations.
- The Applicant request an extension to address comments and coordinate with MCDOT requirements for lots without frontage mainly related to driveway access.
- Staff recommends APPROVAL of the extension request.

Attachment A: Extension Request form



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

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Big Woods Manor **Plan No.** 620240050 /F20240910

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

The Plan is tentatively scheduled for a Planning Board public hearing on: 12/26/2024

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.)

George F Walker
Name Affiliation/Organization

20925 Big Woods Rd.
Street Address

Dickerson MD 20842
City State Zip Code

(240) 994-6001 Gixsir1@juno.com
Telephone Number Fax Number E-mail

We are requesting an extension for 3 months until 03/31/2025

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

We are requesting this extension, so we can resolve the issues and comments pertaining to the subdivision plan for Big Woods Manor - 620240050/F20240910

Signature of Person Requesting the Extension

George F Walker
 Signature

11/15/2024
 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 _____.