

**ANCIENT OAK  
ADMINISTRATIVE SUBDIVISION PLAN NO. 620240220 AND  
PRELIMINARY/FINAL FOREST CONSERVATION PLAN NO. F20241000  
REGULATORY REVIEW EXTENSION REQUEST NO. 2**

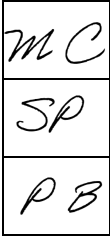
**Description**

Request to extend the regulatory review period to February 13, 2025: Application to create two lots for two single-family detached units.

No. 620240220 & F20241000  
Completed: 1-03-2024

MCPB  
01-16-25

2425 Reedie Drive  
Floor 14  
Wheaton, MD 20902



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## 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. 620240220 was accepted on July 24, 2024, which established a Planning Board date no later than October 22, 2024.
- On October 17, 2024, the Planning Board approved a three (3) month review period extension until January 16, 2025, to allow sufficient time for the applicant to address DRC comments mainly related to driveway access and frontage improvements.
- The Applicant requests an extension of the review period until February 13, 2025. This extension is necessary to allow sufficient time for the applicant to address final comments, and obtain approval letters from outside agencies.
- Staff recommends APPROVAL of the extension request.

Attachment A: Extension Request form

### LOCATION

13330 Darnestown Road, Gaithersburg, MD

### MASTER PLAN

*2002 Potomac Subregion*

### ZONE

RE-200

### PROPERTY SIZE

2.26 Acres

### APPLICANT

Packard & Associates, LLC

### ACCEPTANCE DATE

July 24, 2024

### REVIEW BASIS

Chapters 22A, 50, 59



2425 Reedie Drive  
 Wheaton, Maryland 20902

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**REGULATORY REVIEW EXTENSION REQUEST**

Request #1       Request #2

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

**Plan Name:** Ancient Oak      **Plan No.** 620240220

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: 01/16/2025

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.)

Radhakrishnan Cholayil


Name	Affiliation/Organization		
13330 Darnestown Road			
Street Address		MD	20878
Gaithersburg		State	Zip Code
City			
2405015500	cholayil@yahoo.com		
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 1 months until 02/13/2025

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

We have resubmitted the drawing tasks for septic review, forest conservation review and stormwater review. We believe we need a little more time for these department to issue their approval letters.

**Signature of Person Requesting the Extension**

  
 \_\_\_\_\_  
 Signature

12/18/2024  
 \_\_\_\_\_  
 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 \_\_\_\_\_.