

## COLESVILLE GARDENS

ADMINISTRATIVE SUBDIVISION NO. 620230160

EXTENSION REQUEST NO. 4

### Description

Request to extend the regulatory review period for the Administrative Subdivision Plan for two months, from February 6, 2025 to April 9, 2025. Staff recommends approval of the extension request.

No. 620230160  
Completed: 2-10-2025

MCPB  
Item No. 3  
2-13-2025

Montgomery County  
Planning Board  
2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902

## Planning Staff



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### LOCATION

On the east corner of the intersection of Octagon Lane and Anderson Street

### MASTER PLAN

1997 White Oak Master Plan

### ZONE

R-90

### PROPERTY SIZE

0.63 acres

### APPLICANT

SJBS Properties LLC

### ACCEPTANCE DATE

February 7, 2024

### REVIEW BASIS

Chapter 50



## 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 Director may postpone the public hearing once, by up to 30 days, without Board approval.
- The Application was accepted on February 7, 2024 with an original 90-day regulatory review period expiration of May 7, 2024.
- The Applicant received administrative approval on May 1, 2024 of a one-month extension of the regulatory review period to June 6, 2024. The Applicant received a second extension to extend the review period from June 6, 2024 to October 6, 2024. The Applicant received a third extension to extend the review period from October 6, 2024 to February 6, 2025.
- The Applicant is requesting a two-month extension of the regulatory review period, which requires Planning Board approval. The regulatory extension, from February 6, 2025 to April 9, 2025, is required to adequately address comments from the Development Review Committee.
- Staff supports the Applicant's request to extend the review period with an expiration of April 9, 2025.

### ATTACHMENT

*Attachment A: Applicant's extension request and justification*

# ATTACHMENT A



**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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## REGULATORY REVIEW EXTENSION REQUEST

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

**Plan Name:** Colesville Garden

**Plan No.** 620230160

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 (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.)

Suzanne Graham	MetroHome Group	
<i>Name</i>	<i>Affiliation/Organization</i>	
10211 Wincopin Circle, Suite 301		
<i>Street Address</i>		
Columbia	MD	21044
<i>City</i>	<i>State</i>	<i>Zip Code</i>
(443) 682-4256	sgraham@metroventures.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 62  days/  months until 04/09/2025 (this date must be a scheduled Planning Board hearing date).

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

This extension is requested to allow sufficient time to complete the revisions requested by the DRC.

**Signature of Person Requesting the Extension**

Signature

02/03/25  
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 schedule 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).