

FOREST GLEN-KIMBALL PLACE

ADMINISTRATIVE SUBDIVISION NO. 620240020

REGULATORY EXTENSION REQUEST NO. 2



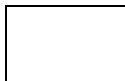
Request to extend the regulatory review period for Administrative Subdivision No. 620240020 for seven (7) months from February 14, 2025 to September 13, 2025 . Staff recommends approval of the extension request.

No. 620240020
Completed: 2-14-2025

MCPB
Item No. 3
2-20-2025

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

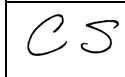
Planning Staff



Troy Leftwich, Planner III, Midcounty Planning, Troy.Leftwich@montgomeryplanning.org, 301-495-4553



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

Southeast quadrant, intersection of McMillan Avenue & Holman Avenue

MASTER PLAN

1996 *Forest Glen Sector Plan*

ZONE

R-60

PROPERTY SIZE

0.4 Acres

APPLICANTS

Charles Hoge and Mark Hoge

ACCEPTANCE DATE

October 16, 2024

REVIEW BASIS

Chapter 50

Summary

- Section 50.6.3.B.4. provides a 90-day review period for Administrative Subdivision Plans after the date an application is accepted.
- The Application was accepted on October 16, 2024, which established a review period expiring on January 13, 2025.
- The Applicant received an approval for a 30-day extension of the regulatory review period, which required Director-level approval on January 16, 2025.
- The Applicant is requesting a 7-month extension of the regulatory review period, which requires Planning Board approval. The regulatory extension for the Preliminary Plan review period from February 14, 2025, to September 13, 2025 is required to adequately address comments from Planning Staff and other agencies.
- The Planning Board approval on the application may take place before the end of the review period.
- Staff recommends APPROVAL of the extension request.

Attachment:

- A. Applicant's Extension Request

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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Phone 301.495.4550
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REGULATORY REVIEW EXTENSION REQUEST

Extension Request # 2

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

Plan Name: FOREST GLEN-KIMBALL PLACE

Plan No. 620240020

This is a request for extension of:

(Administrative Subdivision Plan) 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): 02/13/2025

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.)

Mike Razavi		RAZTEC ASSOCIATES, INC.	
<i>Name</i>		<i>Affiliation/Organization</i>	
3451 EMY'S PLACE			
<i>Street Address</i>			
MONROVIA		MD	21770
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 775-4394		mike@raztecengineers.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 7 days/ months until 09/11/2025 (this date must be a scheduled Planning Board hearing date).

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

We are requesting an extension to resolve the following issues:

- Analyze the existing drainage system in the vicinity of the project site. The existing drainage system from the neighboring right of way outfalls onto the project site and has to be re-directed to allow for the development of the proposed project site. An alternative location for the outfall has to be determined and to ascertain the capacity of the receiving drainage system, The analysis has to be approved by Montgomery County DOT, and may require several review cycles. Furthermore, additional survey of the surrounding site and field investigation are required to determine an appropriate location for the proposed outfall.
- Analyze the site to determine the final lot line of the proposed subdivision and determine the resulting dedication for the right of way, and the possibility of providing an outlot for the future development of the neighboring property at 2319 Kimball Place.

Signature of Person Requesting the Extension

m Razavi
Signature

01/30/2025
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 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).