

**MOHAMMED RESIDENCE, ADMINISTRATIVE SUBDIVISION NO.  
620240210, REGULATORY EXTENSION REQUEST NO. 1**

Request to extend review period, from November 5, 2024 to May 15, 2025; Application to create one (1) lot from one (1) parcel for one (1) single family residence.

COMPLETED: 2/26/2025

PLANNING BOARD HEARING DATE: 2/27/2025

MCPB ITEM NO. 3

## Planning Staff



Amy Lindsey, Planner III, Midcounty Planning, [Amy.Lindsey@montgomeryplanning.org](mailto:Amy.Lindsey@montgomeryplanning.org),  
301-495-2189



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301-495-4539



Carrie Sanders, Chief, Midcounty Planning, [Carrie.Sanders@montgomeryplanning.org](mailto:Carrie.Sanders@montgomeryplanning.org),  
301-495-4653

### LOCATION/ADDRESS

Game Preserve Road, 2,000 feet west of I-270

### MASTER PLAN

2024 *Great Seneca Plan: Connecting Life and Science*

### ZONE

R-200

### PROPERTY SIZE

1.11 acres

### APPLICANT

Lisa and Curt Mohammed

### ACCEPTANCE DATE

August 7, 2024

### REVIEW BASIS

Chapter 50

## Summary

- Section 50.6.3.B provides a 90-day review period for Preliminary Plan hearings. The Planning Board may, however, extend this period.
- The Application was accepted on August 7, 2024, which established a Planning Board date of November 5, 2024.
- The Applicant requested that the regulatory period be extended to May 8, 2025. The extension requests were filed in a timely fashion, prior to the expiration of the applicable review time.
- The Applicant requires the additional time to resolve site distance issues that are complicated by the Rustic Road designation and existing trees.
- Staff recommends APPROVAL of the extension request

### Attachment:

- A. Applicant's Requests, dated October 3, 2024, and January 13, 2025.



2425 Reedie Drive  
 Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: January 29, 2021

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:** Mohammed Property      **Plan No.** 620240210

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: 11/21/2024

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.)

|                                   |                                 |                 |
|-----------------------------------|---------------------------------|-----------------|
| Michael Norton                    | Norton Land Design LLC          |                 |
| <i>Name</i>                       | <i>Affiliation/Organization</i> |                 |
| 5146 Dorsey Hall Drive, 2nd Floor |                                 |                 |
| <i>Street Address</i>             |                                 |                 |
| Ellicott City                     | MD                              | 21042           |
| <i>City</i>                       | <i>State</i>                    | <i>Zip Code</i> |
| (443) 542-9199                    | permit@nortonlanddesign.com     |                 |
| <i>Telephone Number</i>           | <i>Fax Number</i>               | <i>E-mail</i>   |

We are requesting an extension for 3 months until 02/13/2025

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

The design team has been working with MNCPPC and DOT to resolve sight distance issues. The owner will need to remove trees in order to verify that the required sight distance can be achieved. An extension is requested in order to provide time to prepare a plan, get the permit, and complete the necessary work in the right of way so that a new sight distance check can be performed.

**Signature of Person Requesting the Extension**

  
 \_\_\_\_\_  
*Signature*

10/03/2024  
 \_\_\_\_\_  
*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 \_\_\_\_\_.



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| <i>Telephone Number</i>           | <i>Fax Number</i>               | <i>E-mail</i>   |

We are requesting an extension for 3 months until 05/08/2025

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

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**Signature of Person Requesting the Extension**

  
 \_\_\_\_\_  
*Signature*

01/13/2025  
 \_\_\_\_\_  
*Date*

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\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

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