

**500 VALLEY BROOK DRIVE,  
ADMINISTRATIVE SUBDIVISION NO. 620240120,  
FOREST CONSERVATION PLAN NO. F20240780,  
REGULATORY EXTENSION REQUEST NO. 2**

**Description**

Request to extend the regulatory review period from 3/13/2025 to 9/11/2025; Application to create three lots for three detached houses.

COMPLETED: 3/3/2025

PLANNING BOARD HEARING DATE: 3/13/2025

MCPB ITEM NO. 3

## Planning Staff

ET

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MAF

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CS

Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

### LOCATION/ADDRESS

500 Valley Brook Drive

### MASTER PLAN

White Oak Master Plan

### ZONE

R-200

### PROPERTY SIZE

1.56 acres

### APPLICANT

Yonas Fesehazion

### ACCEPTANCE DATE

August 21, 2024

### REVIEW BASIS

Chapter 50

## Summary

- Section 50.6.3.B.4 provides a 90-day review period for Planning Board hearings on Administrative Subdivision applications that include a flag lot or lot without frontage. The Planning Board may, however, extend this period.
- The Application was accepted on August 21, 2024, which established a Planning Board date no later than November 14, 2024. On November 11, 2024, the Planning Board approved a four-month extension of the review period until March 13, 2025.
- The Applicant is requesting a second extension of the review period, for six additional months, until September 11, 2025.
- This extension will allow the Applicant time to address agency comments and resolve issues with agency reviews.
- The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance.
- Staff recommends APPROVAL of the extension request.

Attachment A: Applicant's request

# ATTACHMENT A



**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  
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## REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #2

M-NCPPC Staff Use Only

File Number Date Received	_____ _____	MCPB Hearing Date	_____
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**Plan Name:** \_\_\_\_\_ **Plan No.** \_\_\_\_\_

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: \_\_\_\_\_

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:

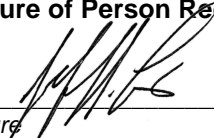
Owner,  Owner's Representative,  Staff (check applicable.)

Name		Affiliation/Organization	
Street Address			
City	State		Zip Code
Telephone Number	Fax Number	E-mail	

We are requesting an extension for \_\_\_\_\_ months until \_\_\_\_\_

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

### Signature of Person Requesting the Extension

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
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 \_\_\_\_\_.