

HASSNAIN RESIDENCE, PRELIMINARY PLAN NO. 120230140, REGULATORY EXTENSION REQUEST NO. 3

Request to extend review period from March 11, 2025 to June 11, 2025; Application to create one lot for one single-family detached dwelling unit.

No. 120230140

Completed: 2-24-2025

MCPB

Item No.
3-6-2025

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Planning Staff

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LOCATION/ADDRESS

1404 Spencerville Road

MASTER PLAN

1997 *Cloverly Master Plan*

ZONE

RE-1

PROPERTY SIZE

43,172 sq. ft.

APPLICANT

Sualeha Hassnain

ACCEPTANCE DATE

5/1/2024

REVIEW BASIS

Chapter 22 & Chapter 59

Summary

- Section 50.4.1.E of the Subdivision Ordinance generally states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the acceptance date. The Planning Board may, however, extend this period.
- The Application was accepted on May 1, 2024, which established a Planning Board date no later than August 29, 2024. On July 25, 2024, the Planning Board granted an extension of the review period till October 30, 2024. On October 3, 2024 the Planning Board granted another extension of the review period to March 11, 2025.
- The Applicant is requesting an extension of the review period to June 11, 2025.
- This extension will allow the Applicant time to gain an approved Forest Conservation Exemption, gain a water quality plan approval, and address comments from the Development Review Committee.
- The Planning Board hearing on the application may take place before the end of the review period.
- Staff recommends APPROVAL of the extension request

Attachment:

- A. Applicant's Request



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REGULATORY REVIEW EXTENSION REQUEST

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

Plan Name: _____ Plan No. _____

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.)

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

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

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

Signature of Person Requesting the Extension


Signature

2/14/2025
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).