

## COLESVILLE GARDENS

ADMINISTRATIVE SUBDIVISION NO. 620230160

EXTENSION REQUEST NO. 5

### Description

Request to extend the regulatory review period for the Administrative Subdivision Plan for three months, from April 9, 2025 to July 10, 2025. Staff recommends approval of the extension request.

No. 620230160  
Completed: 4-7-2025

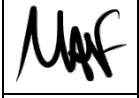
MCPB  
Item No. 3  
4-17-2025

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

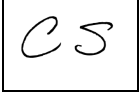
## Planning Staff



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Matthew Folden, Supervisor, Midcounty Planning, [Matthew.Folden@montgomeryplanning.org](mailto:Matthew.Folden@montgomeryplanning.org), 301-495-4539



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

### 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 for a one-month extension of the regulatory review period to June 6, 2024. The second extension extended the review period to October 6, 2024. A third extension was granted through February 6, 2025. The Applicant received a fourth extension to extend the review period to April 9, 2025.
- The Applicant is now requesting a three-month extension of the regulatory review period, which requires Planning Board approval. The regulatory extension, from April 9, 2025, to July 10, 2025, is required to adequately re-notice the application since it has been pending for more than one year.
- Staff supports the Applicant's request to extend the review period with an expiration of July 10, 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

www.montgomeryplanning.org

Phone 301.495.4550  
Fax 301.495.1306

## 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

Name	Affiliation/Organization		
10211 Wincopin Circle, Suite 301			
Street Address			
Columbia	MD		21044
City		State	Zip Code
(442) 682-4256		sgraham@metroventures.com	
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 90  days/  months until 07/10/2025 (this date must be a scheduled Planning Board hearing date).

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

The extension is required for re-noticing

**Signature of Person Requesting the Extension**

  
\_\_\_\_\_  
Signature

04/04/2025  
\_\_\_\_\_  
Date

# ATTACHMENT A

## 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).