

## **CABIN JOHN PARK, PRELIMINARY PLAN 120250080**

### **REGULATORY EXTENSION REQUEST NO. 1**

#### **Description**

First request to extend the review period, from June 12, 2025, to September 11, 2025, for an application to subdivide a property into three building lots for single-family residences. The extension request will allow the Applicant additional time to resolve DRC comments including Fire & Rescue access, reduction of impacts to environmentally sensitive areas, and address a Forest Conservation Variance for impacts to trees in a historic setting.

COMPLETED: 5/16/2025

PLANNING BOARD HEARING DATE: 6/5/2025

MCPB ITEM NO. Preliminary Matters

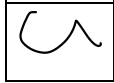
## Planning Staff



Marco Fuster, Planner III, Downcounty Planning, Marco.Fuster@montgomeryplanning.org, 301.495.4521



Stephanie Dickel, Supervisor, Downcounty Planning, Stephanie.Dickel@montgomeryplanning.org, 301.495.4527



Elza Hisel-McCoy, Chief, Downcounty Planning, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

### LOCATION/ADDRESS

On 80th Place, 115 feet East of 81<sup>st</sup> Street in Cabin John

### MASTER PLAN

1990 Bethesda Chevy Chase Master Plan

### ZONE

R-90

### PROPERTY SIZE

2.38 acres

### APPLICANT

Daniel Demeria

### ACCEPTANCE DATE

February 19, 2025

### REVIEW BASIS

Chapter 50, Chapter 59, & Chapter 22A



## Summary

- Section 50.4.1.E of the Subdivision Regulations provides a 120-day review period for Preliminary Plan hearings. The Planning Board may, however, extend the review period.
- The Application for Preliminary Plan No. 120250080 was accepted on February 19, 2025. The original 120-day regulatory review period expiration is June 12, 2025 (due to the June 19 holiday). A Development Review Committee (DRC) meeting was held for this Application on March 11, 2025, with a subsequent resubmittal date of March 26, 2025 and final submittal due on April 8, 2025.
- The Applicant is requesting a three-month extension of the review period to September 11, 2025.
- This extension will allow the Applicant time to address DRC comments from County agencies and address a Forest Conservation Variance for impacts to trees in a historic setting. See detailed explanations in the attached Applicant's extension request letter.
- 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



Phone 301.495.4550  
Fax 301.495.1306

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

04/16/2025  
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).



Casey L. Cirner  
301.517.4817  
ccirner@milesstockbridge.com

April 17, 2025

Artie Harris, Chair  
Members of the Montgomery County Planning Board  
c/o Marco Fuster, Planner III, Downcounty Division  
Maryland-National Capital Park and Planning Commission  
2425 Reedie Drive, 13<sup>th</sup> Floor  
Wheaton, MD 20902

Re: Regulatory Extension Request  
Preliminary Plan of Subdivision 120250080 – Cabin John Park (the “Application”)  
6551 80<sup>th</sup> Place, Cabin John, MD 20818 (the “Property”)

Dear Chair Harris and Members of the Montgomery County Planning Board:

On behalf of 4205 Saul Road, LLC (“Applicant”), I hereby submit this regulatory extension request to continue the June 19, 2025, Planning Board public hearing for approximately 90 days (3 months) or until September 11, 2025, the last Thursday within said 90-day period.

This Application was accepted on February 19, 2025. As such, the public hearing is scheduled for June 19, 2025, which is a federal holiday that automatically triggers a regulatory extension request if the application is not ready to be heard by the Planning Board prior thereto, which is the case here. Moreover, the Applicant requires additional time as it continues to coordinate on various development review committee (“DRC”) comments from certain governmental agencies. One agency comment required Applicant to survey various portions of the public roadways connecting to the Property. This was a time intensive undertaking dependent on third party schedules and alone has caused the need for Applicant to have additional time to resubmit the Application beyond the requirement that for Applicant to make its final submittal 65 days prior to the Planning Board public hearing. In addition, this request factors in the Planning Board’s August recess. Therefore, Applicant respectfully requests a 90-day regulatory extension to fully respond to all DRC comments, allow the Application to be reviewed after the Planning Board’s summer recess and to provide Staff some scheduling flexibility.

We appreciate your consideration of this request and are available to answer any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Casey L. Cirner', is written over a light blue horizontal line.

Casey L. Cirner

cc: Daniel Demeria, 4205 Saul Road, LLC  
Nicholas Demeria, Potomac Heritage Homes  
David W. McKee, P.E., Benning & Associates, Inc.