

HASSNAIN RESIDENCE, PRELIMINARY PLAN NO. 120230140, REGULATORY REVIEW EXTENSION REQUEST NO. 4

Request to extend the regulatory review period to November 13, 2025; Application to create one lot for one single-family detached dwelling unit.

No. 120230140

Completed: 5-23-2025

MCPB

Item No.
6-5-2025

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Planning Staff

| | |
|----|--|
| UN | Ugonna Njeze, Planner II, Upcounty Planning, Ugonna.Njeze@montgomeryplanning.org , 301-495-1320 |
| SP | Sandra Pereira, Supervisor, Upcounty Planning, Sandra.Pereira@montgomeryplanning.org , 301-495-2186 |
| PB | Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org , 301-495-4561 |

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. However, the Planning Board may 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 a second extension of the review period to March 11, 2025. On March 6, 2025, a third extension was granted by the Planning Board to June 11, 2025.
- The Applicant is requesting a fourth extension of the review period to September 9, 2025, and Staff is adjusting the request to November 13, 2025, to allow enough time for the applicant to revise drawings and obtain the necessary agency approval letters now that the required Natural Resource Inventory/Forest Stand Delineation application was submitted and approved, and the required Water Quality Plan was submitted for review.
- 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: Applicant's Extension Request Form



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Page 1 of 2

2425 Reddie Drive
Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: December 4, 2024

Phone 301.495.4550
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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:

- | | |
|---|--------------------------------------|
| <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 (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

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).