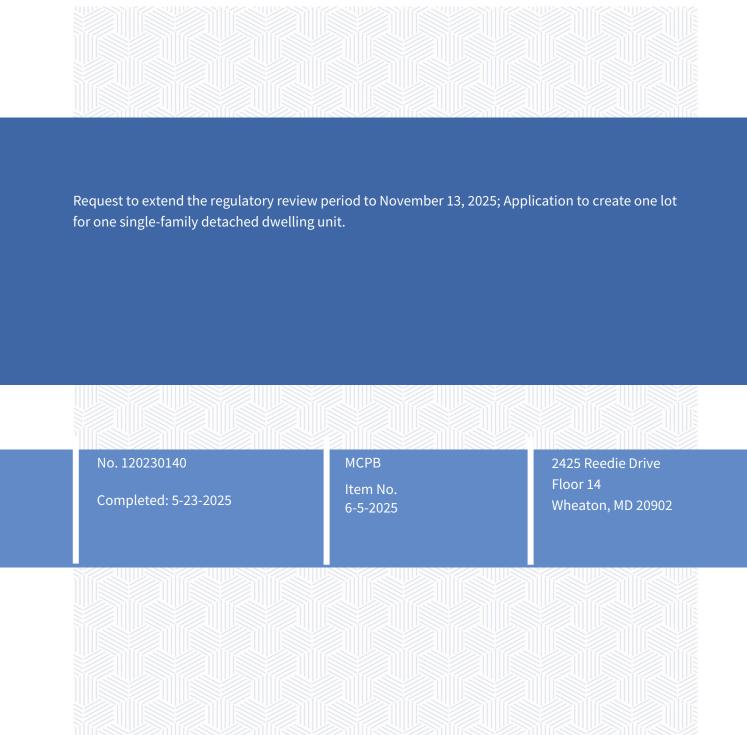
™ Montgomery Planning

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



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. 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 DepartmentMaryland-National Capital Park and Planning Commission

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Phone 301.495.4550 Fax 301.495.1306

Effective: December 4, 2024

REGULATO	RY REVIEW	/ EXTENSIO	N REQUEST
NEGGERIG			

		M-NCPPC	Staff Use Only			
File Number Date Received	MCPB Hearing Date					
Plan Name:					Plan No	
This is a request for extension of:		Project Plan Preliminary P			Sketch Plan Site Plan	
The Plan is tentatively scheduled for Board hearing date within the review The Planning Director may postposteyond 30 days require approval for Person requesting the extension	w period) ne the pul rom the P): blic hearing for	up to 30 days			-
☐ Owner, ☐ Owner's Representative	, 🛭 Staff	(check applicable.)			
Name	Affiliation/Organization					
Street Address						
City					State	Zip Code
Telephone Number Fax Num	nber	E-mail				
We are requesting an extension fo a scheduled Planning Board hearing Describe the nature of the extension of	ng date).				ecessary.	(this date must be
Signature Signature	the Exte	nsion				 Date

Extension Review

_____ (this date must be a scheduled Planning Board public hearing date).