

BENNETT ROAD PROPERTIES

PRELIMINARY PLAN NO. 120240090

EXTENSION REQUEST NO. 1

Description

Request to extend the regulatory review period for the Preliminary Plan for two (2) months, from August 9, 2025 to October 9, 2025 to accommodate the Applicant's timeline to continue to address agency comments and coordinate with the Parks Department on a concurrent real estate transaction that is a part of the project scope. Staff recommends approval of the extension request.

No. 120240090

Completed: 6-30-2025

MCPB

Item No. 3

7-3-2025

2425 Reedie Drive

Floor 14

Wheaton, MD 20902



Tamika Graham, Planner III, East County Planning, Tamika.Graham@montgomeryplanning.org, 301-495-4551

Katie Mencarini, Acting Supervisor, East County Planning, Katherine.Mencarini@montgomeryplanning.org, 301-495-4549

Carrie Sanders, Chief, East County Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653



Summary

- Section 50.4.1.E. of the Subdivision Regulations states that the Board must schedule a public hearing to begin within 120 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 April 11, 2025, with an original 120-day regulatory review period expiration of August 9, 2025.
- The Applicant is requesting a two-month extension of the regulatory review period, which requires Planning Board approval. The regulatory extension, from August 9, 2025, to October 9, 2025, is needed to allow the Applicant to address agency comments and continue coordination with the Parks Department on a concurrent land transfer for a portion of parkland adjacent to the Subject Property.
- Staff supports the Applicant's request to extend the review period with a tentative Planning Board date of October 2, 2025.

LOCATION

Southwest quadrant of the Bennett Road (paper street) and Alderton Lane intersection

MASTER PLAN

1994 *Aspen Hill Master Plan*

ZONE

Residential 200 (R-200)

PROPERTY SIZE

1.3 acres

APPLICANT

Vagangan, LLC

ACCEPTANCE DATE

April 11, 2025

REVIEW BASIS

Chapter 50, Subdivision Regulations

ATTACHMENT

Attachment A: Applicant's extension request and justification

ATTACHMENT A

Page 1 of 2



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: _____ **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

Vincent Biase

Signature

6/27/2025

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).