

COLESVILLE GARDENS

ADMINISTRATIVE SUBDIVISION NO. 620230160

EXTENSION REQUEST NO. 6

Description

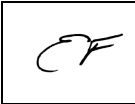
Request to extend the regulatory review period for the Administrative Subdivision Plan for three months, from July 10, 2025 to October 2, 2025. Staff recommends approval of the extension request.

No. 620230160
Completed: 6-26-2025

MCPB
Item No. 3
7-3-2025

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

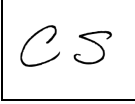
Planning Staff



Erin Fowler, Planner II, Midcounty Planning, Erin.Fowler@montgomeryplanning.org, 301-495-1334



Katherine Mencarini, Acting Supervisor, Midcounty Planning, Katherine.mencarini@montgomeryplanning.org, 301-495-4539



Carrie Sanders, Chief, Midcounty Planning, 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. A fifth extension request was granted to extend the review period through July 10, 2025.
- The Applicant is now requesting a three-month extension of the regulatory review period, which requires Planning Board approval. The regulatory extension, from July 10, 2025, to October 2, 2025, is requested to adequately re-notice the application since it has been pending for more than one year and address remaining agency comments.
- Staff supports the Applicant’s request to extend the review period with an expiration of October 2, 2025.

ATTACHMENT

Attachment A: Applicant’s extension request and justification

ATTACHMENT A



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

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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	
443-682-4256	sgraham@metroventures.com		
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 90 ☒ days/ ☐ months until 10/02/2025 (this date must be a scheduled Planning Board hearing date).

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

This extension is requested to allow sufficient time to complete the revisions requested by the DRC and MCDPS.

Signature of Person Requesting the Extension

Suzanne Graham

Signature

6/18/2025

Date

ATTACHMENT A

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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).