

IGLESIA DE CRISTO MI EL MARYLAND: PRELIMINARY PLAN NO.120220040 – REGULATORY EXTENSION REQUEST NO.5

Description

Request to extend the regulatory review period to December 18, 2025. Application to create one lot for a religious assembly building and a parsonage.

Staff recommends approval of the extension request.

PRELIMINARY PLAN NO.
120220040

COMPLETED: 6-16-2025

MCPB
6-26-2025


2425 Reedie Drive
Floor 13
Wheaton, MD 20902



Jonathan Casey, Planner III, Upcounty Planning, Jonathan.Casey@montgomeryplanning.org, 301-495-2162



Nkosi Yearwood, Supervisor, Upcounty Division, Nkosi.Yearwood@montgomeryplanning.org, 301-495-1332



Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561

LOCATION

Located at 17521 Old Baltimore Road,
approximately 410 feet west of Brimstone
Academy Court

MASTER PLAN/ ZONE

2005 Olney Master Plan

RNC

PROPERTY SIZE

7.17 Acres

APPLICANT

Iglesia De Cristo Mi El Maryland, Inc.

ACCEPTANCE DATE

May 3, 2023

REVIEW BASIS

Chapters, 22A, 50 & 59



Summary

- Section 50.4.1.E of the Subdivision Regulations generally states that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Application was accepted on May 3, 2023, which established a Planning Board date no later than August 31, 2023. The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date not later than September 28, 2023.
- The Planning Board granted an eight-month extension, and a subsequent six-month extension while the Applicant pursued a water and sewer category change from the Montgomery County Council.
- Shortly after approval of the category change, the Applicant received an extension of 7-months until June 30, 2025. The project was redesigned to address the 10% impervious cap, a condition of the category change. As a result, some of the preliminary plan elements are still in being finalized. The Applicant is actively addressing agency comments and seeking the necessary approval letters.
- The Applicant is requesting a 6-month extension of the review period from June 30, 2025 to December 18, 2025, which will provide sufficient time for the applicant to submit final plans and receive the necessary agency approval letters
- 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 supports the Applicant's request to extend the review period.

Attachment: Applicant's Request



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

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Effective: December 4, 2024

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REGULATORY REVIEW EXTENSION REQUEST

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

Plan Name: Iglesia De Cristo Mi El Maryland

Plan No. 120220040

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): 06/29/2025

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.)

Michele McDaniel Rosenfeld		The Law Office of Michele Rosenfeld LLC	
Name		Affiliation/Organization	
1 Research Court, Suite 450			
Street Address			
Rockville	MD	20850	
City	State	Zip Code	
(301) 204-0913	michele@marylandpropertylaw.com		
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 6 ☐ days/ ☒ months until 12/18/2025 (this date must be a scheduled Planning Board hearing date).

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

Extension Request No 5: This property, planned for a house of worship, received Council approval of the applicant's 2018 water/sewer category change application on April 23, 2024. The project, now under final subdivision review, is split between two watersheds. The Council's WSCCR Resolution limited impervious coverage within the Hawlings River watershed at 10% on that portion of the site, and further directed that impervious coverage within the Northwest Branch be reduced "to the maximum extent reasonably possible given the proposed use." In order to comply with the Council Resolution the applicant has had to redesign the footprint of its planned Church (and corresponding internal configuration), and the layout of its driveway access and associated parking. There also have been unexpected questions raised in connection with an existing single-family house which the Church intends to use as a parsonage. The applicant is coordinating with staff and DPS to determine if this structure can remain in its current location (this is a zoning issue unrelated to impervious coverage), given the religious (and not residential) use of the overall site. The applicant is actively pursuing this subdivision application, expects to submit revised plans addressing staff comments and questions in the next several weeks and is eager to present this plan to the Board for approval. In light of the time needed for staff review of the upcoming submissions and potential further applicant revisions in response to staff comments, and mindful of the Board's upcoming recess, the applicant requests an extension to Thursday, December 18, 2025.

Signature of Person Requesting the Extension

Michele McDaniel Rosenfeld
Signature

05/29/2025

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).