

**BIG WOODS MANOR
ADMINISTRATIVE SUBDIVISION PLAN NO. 620240050 AND
FINAL FOREST CONSERVATION PLAN NO. F20240910
REGULATORY REVIEW EXTENSION REQUEST NO. 3**

Description

Request to extend the regulatory review period to September 26, 2025: Application to create two lots for one single-family detached dwelling and retaining an existing single-family dwelling.

No. 620240050 & F20240910
Completed: 7/3/2025

MCPB 7/17/2025

2425 Reddie Drive
Floor 13
Wheaton, MD 20902



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Summary

- Section 50.6.3.B.4 of the Subdivision Regulations generally states that Administrative Subdivision Plan applications must be scheduled for a public hearing within 90 days after the date of acceptance.
- Application for Administrative Subdivision Plan No. 620240050 was accepted on October 2, 2024, which established a Planning Board date no later than December 26, 2024.
- On December 5, 2024, the Planning Board approved a 90-day extension until March 31, 2025.
- On March 13, 2025, the Planning Board approved a 90-day extension until June 26, 2025.
- The Applicant requests an extension until September 26, 2025, to finish addressing all comments and coordinate with Staff.
- Staff recommends APPROVAL of the extension request.

Attachment A: Extension Request form

LOCATION

20925 Big Woods Road, Dickerson, MD

MASTER PLAN

1980 *Agricultural and Rural Open Space*

ZONE

R-200

PROPERTY SIZE

3.53 Acres

APPLICANT

CV, Inc.

ACCEPTANCE DATE

October 2, 2024

REVIEW BASIS

Chapters 22A, 50, 59



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

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Effective: January 29, 2021

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REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1

☐ Request #2

File Number	620240050/F20240910	MCPB Hearing Date	
Date Received			

Plan Name: Big Woods Manor

Plan No. 620240050

This is a request for extension of:



Project Plan



Preliminary Plan



Sketch Plan



Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: ~~09/25/2025~~ 06/26/2025

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.)

George F. Walker

Name

Affiliation/Organization

20925 Big Woods Rd.

Street Address

Dickerson

MD



20842

City

State

Zip Code

(240) 994-6001

Gixsiri@juno.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for 3 months until ~~09/25/2025~~ 09/26/2025

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

We are requesting this extension, so we may finish addressing all of the comments associated with our project.

Signature of Person Requesting the Extension


Signature

05/21/2025

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 extensions 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 _____.

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 for more than 30 days of the Planning Board public hearing date from _____ until _____.