

**PRIMROSE AT 16650 GEORGIA AVENUE, PRELIMINARY PLAN  
NO. 120250090, REGULATORY EXTENSION REQUEST NO. 3**

**Description**



Request to extend the regulatory review period until October 2, 2025. An application to create one lot for an existing antique shop and a new Day Care Center (Over 30 Person), a conditional use application being processed concurrently.

COMPLETED: 7/9/2025

PLANNING BOARD HEARING DATE: 7/17/2025

MCPB ITEM NO. 3

## Planning Staff

	Jonathan Casey, Planner III, Upcounty Planning, <a href="mailto:Jonathan.casey@montgomeryplanning.org">Jonathan.casey@montgomeryplanning.org</a> , 301-495-2162
	Nkosi Yearwood, Supervisor, Upcounty Planning, <a href="mailto:Nkosi.Yearwood@montgomeryplanning.org">Nkosi.Yearwood@montgomeryplanning.org</a> , 301-495-1332
	Patrick Butler, Chief, Upcounty Planning, <a href="mailto:Patrick.Butler@montgomeryplanning.org">Patrick.Butler@montgomeryplanning.org</a> , 301-495-4561

### LOCATION/ADDRESS

16650 Georgia Avenue. On the west side of Georgia Avenue, approximately 150 feet south of Emory Church Road

### MASTER PLAN

2005 Olney Master Plan

### ZONE

R-200

### PROPERTY SIZE

2.12 acres

### APPLICANT

Little Steps, LLC

### ACCEPTANCE DATE

December 24, 2024

### REVIEW BASIS

Ch. 59 and 50

## Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. The Planning Board may, however, extend this period.
- The Application was accepted on December 24, 2025, which established a Planning Board date no later than April 24, 2025. The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date not later than May 24, 2025.
- The Applicant received a two-month extension of the review period from May 24, 2025 to July 17, 2025.
- The Applicant requests to extend the review period from July 17, 2025 to October 2, 2025.
- This extension will allow the Applicant time to coordinate with adjoining property owners, as well as address comments received from the Montgomery County Planning Department and other relevant County administrative agencies on the Preliminary Plan and concurrent Conditional Use application.
- The Planning Board hearing on the application may occur before the review period ends and will be publicly noticed in accordance with the Zoning Ordinance.
- Staff recommends the APPROVAL of the extension request.

Attachment: A – Applicant request and Form

**Christopher M. Ruhlen**  
*Attorney*  
301-841-3834  
[cmruhlen@lercheearly.com](mailto:cmruhlen@lercheearly.com)

July 2, 2025

**VIA ELECTRONIC DELIVERY**

Johnathan Casey, Regulatory Planner III  
Montgomery County Planning Department  
Upcounty Planning Division  
2425 Reedie Drive, 14<sup>th</sup> Floor  
Wheaton, Maryland 20902

Re: Primrose at 16650 Georgia Avenue  
Request for Extension – Preliminary Plan No. 120250090 (the “Application”)  
16650 Georgia Avenue, Olney, Maryland

Dear Mr. Casey,

Our firm represents Little Steps, LLC, the Applicant for the above-referenced Application. On behalf of the Applicant and pursuant to Montgomery County Code, Chapter 50, Section 4.1.E, we respectfully request that the Planning Board extend the amount of time in which it is required to hold a public hearing on the Application. As background, the Planning Department formally accepted the Application on December 24, 2024, and tentatively scheduled it for hearing on April 24, 2025. The Planning Director approved a 30-day extension on April 23, 2025, which extended the original review period from April 24, 2025, to May 24, 2025 (with a tentative hearing date of May 22, 2025). The Planning Board then approved a two month extension on May 22, 2025, which again extended the applicable review period from May 24, 2025, to July 19, 2025 (with a tentative hearing date of July 17, 2025).

The Applicant now requests this extension to allow additional time to continue working with Planning Department Staff and County agencies to address comments received on the Application. Specifically, the Applicant requests an extension of the applicable review period of no more than 75 days, or until October 2, 2025.

Although the Applicant is requesting an extension of the deadline for a hearing to no later than October 2, 2025, the Applicant respectfully requests that the Application be scheduled for hearing on the earliest available Planning Board hearing date after the outstanding comments have been resolved.

Thank you for your consideration of this matter.

Very truly yours,



Christopher M. Ruhlen, Esq.

cc: Mr. Mark Beall  
Mr. Peter Chew  
Vincent Biase, Esq.



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

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Wheaton, Maryland 20902

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Effective: December 4, 2024

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:** Primrose at 16650 Georgia Avenue **Plan No.** 120250090

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input checked="" type="checkbox"/> Preliminary Plan	<input type="checkbox"/> 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): 07/17/2025

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.)

Christopher M. Ruhlen, Esq.	Lerch, Early & Brewer, Chtd.
Name	Affiliation/Organization
7600 Wisconsin Avenue, Ste. 700	
Street Address	
Bethesda	MD
City	State
(301) 841-3834	20814
Telephone Number	Zip Code
	cmruhlen@lercheearly.com
Fax Number	E-mail

We are requesting an extension for 75 ☒ 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.

The Applicant is requesting this extension to allow sufficient time to continue working with Planning Department Staff and County agencies to address comments received. Specifically, the Applicant requests an extension of the applicable review period of no more than 75 days or until October 2, 2025. (Per the Planning Board's approval of a preceding extension request, the review period for the Preliminary Plan currently expires on July 19, 2025, with a hearing tentatively scheduled for July 17, 2025.)

Although the Applicant is requesting an extension of the deadline for a hearing to no later than October 2, 2025, please note that the Applicant respectfully requests that the Application be scheduled for hearing on the earliest available Planning Board hearing date after the outstanding comments have been resolved.

**Signature of Person Requesting the Extension**

Signature

07/02/2025

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).