

BENNETT ROAD PROPERTIES

PRELIMINARY PLAN NO. 120240090

EXTENSION REQUEST NO. 2

Description

Second request to extend the regulatory review period for the Preliminary Plan for three (3) months, from October 9, 2025 to January 8, 2026 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: 8-28-2025

MCPB

Item No. 3

9-4-2025

Montgomery County

Planning Board

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

Planning Staff



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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



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.
- On July 3, 2025, the Applicant received Planning Board approval for a two-month extension of the regulatory review period from August 9, 2025, to October 9, 2025, 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.
- The Applicant is requesting a second extension for three-months of the regulatory review period from October 9, 2025, to January 8, 2026. The regulatory extension is needed to continue coordination and address agency comments.
- Staff supports the Applicant's request to extend the review period with a tentative Planning Board date of January 8, 2026.

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

Phone 301.495.4550
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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:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input 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): _____

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

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).