

CABIN JOHN PARK, PRELIMINARY PLAN 120250080

REGULATORY EXTENSION REQUEST NO. 2

Description

Second request to extend the regulatory review period, from September 11, 2025, to December 11, 2025, for an application to subdivide a property into three building lots for single-family residences. The extension request will allow the Applicant additional time to resolve DRC comments such as addressing a Forest Conservation Variance for impacts to trees in a historic setting and preparing the statement of justification for removal of priority urban forest under the newly adopted State law.

COMPLETED: 8/25/2025

PLANNING BOARD HEARING DATE: 9/4/2025

MCPB ITEM NO. Preliminary Matters

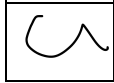
Planning Staff



Marco Fuster, Planner III, Environment and Climate, Marco.Fuster@montgomeryplanning.org, 301.495.4521



Stephanie Dickel, Supervisor, West County Planning, Stephanie.Dickel@montgomeryplanning.org, 301.495.4527



Elza Hisel-McCoy, Chief, West County Planning, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

LOCATION/ADDRESS

On 80th Place, 115 feet East of 81st Street

MASTER PLAN

1990 Bethesda Chevy Chase Master Plan

ZONE

R-90

PROPERTY SIZE

2.38 acres

APPLICANT

Daniel Demeria

ACCEPTANCE DATE

February 19, 2025

REVIEW BASIS

Chapter 50, Chapter 59, & Chapter 22A



Summary

- Section 50.4.1.E of the Subdivision Regulations provides a 120-day review period for Preliminary Plan hearings. The Planning Board may, however, extend the review period.
- The Application for Preliminary Plan No. 120250080 was accepted on February 19, 2025. The original 120-day regulatory review period expiration was June 12, 2025 (due to the June 19 holiday). A Development Review Committee (DRC) meeting was held for this Application on March 11, 2025, with a subsequent resubmittal date of March 26, 2025 and final submittal due on April 8, 2025. The Planning Board approved a three-month extension of the review period to September 11, 2025.
- The Applicant is requesting a three-month extension of the review period from September 11, 2025, to December 11, 2025.
- This extension will allow the Applicant time to address DRC comments and resolve Forest Conservation items. See detailed explanations in the attached Applicant's extension request letter.
- 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 recommends APPROVAL of the extension request.

Attachment:

A. Applicant's Request



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

Page 1 of 2

2425 Reedie Drive
Wheaton, Maryland 20902

www.montgomeryplanning.org

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: _____ **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


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).



Casey L. Cirner
301.517.4817
ccirner@milesstockbridge.com

July 31, 2025

Artie Harris, Chair
Members of the Montgomery County Planning Board
c/o Marco Fuster, Planner III, Downcounty Division
Maryland-National Capital Park and Planning Commission
2425 Reedie Drive, 13th Floor
Wheaton, MD 20902

Re: 2nd Regulatory Extension Request
Preliminary Plan of Subdivision 120250080 – Cabin John Park (the “Application”)
6551 80th Place, Cabin John, MD 20818 (the “Property”)

Dear Chair Harris and Members of the Montgomery County Planning Board:

On behalf of 4205 Saul Road, LLC (“Applicant”), I hereby submit this second regulatory extension request to continue the September 11, 2025, Planning Board public hearing for approximately 90 days (3 months) or until December 11, 2025, the last Thursday within said 90-day period.

This Application was accepted on February 19, 2025. As such, the public hearing was scheduled for June 19, 2025, which is a federal holiday that automatically triggers a regulatory extension request if the application is not ready to be heard by the Planning Board prior thereto, which was the case here. Moreover, the Applicant needed additional time to respond to various development review committee (“DRC”) comments from certain governmental agencies. Thus, the Applicant requested, and was granted by this Board, a 90-day extension until September 11, 2025.

The additional time needed to respond to DRC comments extended beyond the timeframe originally contemplated by the Applicant because of the workload of its development team. The Applicant did not squander the last extension. In fact, it has obtained Fire Marshal approval of the Preliminary Plan and approval of the storm drain analysis from the Department of Transportation. Also, the Applicant has filed some, but not all revised plans, with eplans. The Applicant has very few items left to address, but requires additional time to address those, including preparing the statement of justification for removal of priority urban forest under the newly adopted State law.

The Applicant must also upload its final submittal 65 days prior to the Planning Board public hearing. Therefore, Applicant respectfully requests a 90-day regulatory extension for its final submission.

We appreciate your consideration of this request and are available to answer any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Casey L. Cirner'.

Casey L. Cirner

Page 2

cc: Daniel Demeria, 4205 Saul Road, LLC
Nicholas Demeria, Potomac Heritage Homes
David W. McKee, P.E., Benning & Associates, Inc.