

**500 VALLEY BROOK DRIVE,
ADMINISTRATIVE SUBDIVISION NO. 620240120,
FOREST CONSERVATION PLAN NO. F20240780,
REGULATORY EXTENSION REQUEST NO. 3**

Description

Request to extend the regulatory review period from 9/11/2025 to 11/6/25; Application to create two lots for two detached houses.

COMPLETED: 8/28/2025

PLANNING BOARD HEARING DATE: 9/11/2025

MCPB ITEM NO. 3

Planning Staff



Emily Tettelbaum, Planner III, East County Planning, Emily.Tettelbaum@montgomeryplanning.org, 301-495-4569

Katie Mencarini, Acting Supervisor, East County Planning, Katherine.Mencarini@montgomeryplanning.org, 301-495-4549

Carrie Sanders, Chief, East County Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

LOCATION/ADDRESS

500 Valley Brook Drive

MASTER PLAN

1997 *White Oak Master Plan*

ZONE

R-200

PROPERTY SIZE

1.56 acres

APPLICANT

Yonas Fesehazion

ACCEPTANCE DATE

August 21, 2024

REVIEW BASIS

Chapter 50

Summary

- Section 50.6.3.B.4 provides a 90-day review period for Planning Board hearings on Administrative Subdivision applications that include a flag lot or lot without frontage. The Planning Board may, however, extend this period.
- The Application was accepted on August 21, 2024, which established a Planning Board date no later than November 14, 2024. On November 11, 2024, the Planning Board approved a four-month extension of the review period until March 13, 2025. On March 13, 2025, the Planning Board approved a second extension of the review period until September 11, 2025.
- The Applicant is requesting a third extension of the review period, for two additional months, until November 6, 2025.
- This extension will allow the Applicant time to receive final agency approvals.
- 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

ATTACHMENT A



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: January 29, 2021

Phone 301.495.4550
Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1

☐ Request #2

M-NCPPC Staff Use Only

File Number Date Received	 	MCPB Hearing Date	
------------------------------	------	-------------------	------

Plan Name: _____ Plan No. _____

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: _____

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 _____ months until _____

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 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 _____.