

FOREST GLEN-KIMBALL PLACE

ADMINISTRATIVE SUBDIVISION NO. 620240020

REGULATORY EXTENSION REQUEST NO. 3

Request to extend the regulatory review period for Administrative Subdivision No. 620240020 for six (6) months from September 13, 2025 to March 12, 2026. Staff recommends approval of the extension request.

No. 620240020
Completed: 9/17/2025

MCPB
Item No. 3
9-18-2025

Montgomery County
Planning Board
2425 Reedie Drive
Floor 14
Wheaton, MD 20902

Planning Staff



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LOCATION/ADDRESS

Southeast quadrant, intersection of McMillan Avenue & Holman Avenue

MASTER PLAN

1996 Forest Glen Sector Plan

ZONE

R-60

PROPERTY SIZE

0.4 Acres

APPLICANTS

Charles Hoge and Mark Hoge

ACCEPTANCE DATE

October 16, 2024

REVIEW BASIS

Chapter 50

Summary

- Section 50.6.3.B.4. provides a 90-day review period for Administrative Subdivision Plans after the date an application is accepted.
- The Application was accepted on October 16, 2024, which established a review period expiring on January 13, 2025.
- The Applicant received an approval for a 30-day extension of the regulatory review period, which required Director-level approval on January 16, 2025. The Applicant received a second approval for a 7-month extension of the regulatory review period from the Planning Board on January 16, 2025. The regulatory review period was extended from February 14, 2025, to September 13, 2025.
- The Applicant is requesting a 6-month extension of the regulatory review period, which requires Planning Board approval. The regulatory extension for the Administrative Subdivision Plan review period from September 13, 2025, to March 12, 2026, is required to adequately address drainage improvements at the frontage of Subject Property and off-site locations.
- The Planning Board approval on the application may take place before the end of the review period.
- Staff recommends APPROVAL of the extension request.

Attachment: Applicant's Extension Request

ATTACHMENT A

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

Effective: December 4, 2024

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REGULATORY REVIEW EXTENSION REQUEST

M-NCPPC Staff Use Only			
File Number		MCPB Hearing Date	
Date Received			

Plan Name: FOREST GLEN-KIMBALL PLACE

Plan No. 620240020

This is a request for extension of: ☐ Project Plan ☐ Sketch Plan ☐ Extension Request 3
Administrative Subdivision Plan ☒ Preliminary Plan ☐ 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): 09/11/2025

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.)

Mike Razavi	RAZTEC ASSOCIATES, INC.		
Name	Affiliation/Organization		
3451 EMY'S PLACE			
Street Address			
MONROVIA	MD	21770	
City	State	Zip Code	
(301) 775-4394	mike@raztecengineers.com		
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 6 days/ ☒ months until 03/12/2026 (this date must be a scheduled Planning Board hearing date).

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

We are requesting an extension to resolve the following issues:

1. Address drainage improvements at the frontage of subject property and off-site locations required by MCDOT based on an off-site drainage analysis prepared during the review of the proposed subdivision plans and related studies. A proposed outfall location has to be determined and to determine the capacity of the receiving drainage system, The analysis has to be approved by Montgomery County DOT, as part of the proposed Administrative Subdivision plans. Additional off-site survey of the neighboring site and field investigation may be needed to complete this study.
2. Address Off-site tree impact.
3. Resolve comments related to right of way dedication.

Signature of Person Requesting the Extension

m Razavi

Signature

08/28/2025

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).