

RESURVEY ON LOCUST LEVEL, PRELIMINARY PLAN

AMENDMENT NO. 12020004A, REGULATORY EXTENSION

REQUEST NO. 2

Description

Request to extend the regulatory review period by one week, from September 25, 2025, until October 2, 2025. An application to extend the Preliminary Plan Validity by approximately two years and modify existing Forest Conservation Easements, associated with an approved preliminary plan to create one lot for a religious assembly and associated 29-student private daycare center, community center, retreat center, ceremonial pool, and four priest cottages; and conveyance of one parcel to M-NCPPC

COMPLETED: 9/15/2025

PLANNING BOARD HEARING DATE: 9/25/2025

MCPB ITEM NO.

Planning Staff

JPC

Jonathan Casey, Planner III, Upcounty Planning, Jonathan.casey@montgomeryplanning.org, 301-495-2162

NY

Nkosi Yearwood, Supervisor, Upcounty Planning, Nkosi.Yearwood@montgomeryplanning.org, 301-495-1332

PB

Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561

LOCATION/ADDRESS

23501 Ridge Road, Germantown

MASTER PLAN

1994 Clarksburg Master Plan & Hyattstown Special Study Area.

ZONE

Rural Cluster (RC)

PROPERTY SIZE

33.82 acres

APPLICANT

DS Metro Sai Samsthan

ACCEPTANCE DATE

April 29, 2025

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 April 29, 2025, which established a Planning Board date no later than August 27, 2025.
- The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date not later than September 25, 2025.
- The Applicant is requesting a one-week extension, until October 2, 2025.
- The Planning Board hearing for Preliminary Plan Amendment No. 12020004A and Final Forest Conservation No. F20250370 is scheduled for October 2, 2025. This request accommodates the current schedule.
- The Hearing will be publicly noticed in accordance with the Zoning Ordinance.
- Staff recommends the APPROVAL of the extension request.

Attachment:

A. Applicant request and Form



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

Page 1 of 2

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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

Jonathan Casey
Signature

9/15/25
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).