

**BIG WOODS MANOR  
ADMINISTRATIVE SUBDIVISION PLAN NO. 620240050 AND  
FINAL FOREST CONSERVATION PLAN NO. F20240910  
REGULATORY REVIEW EXTENSION REQUEST NO. 4**

**Description**

Request to extend the regulatory review period to March 26, 2026: Application to create two lots for one single-family detached dwelling and retaining an existing single-family dwelling.

No. 620240050 & F20240910  
Completed: 9/8/2025

MCPB 9/25/25

2425 Reedie Drive  
Floor 13  
Wheaton, MD 20902



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## Summary

- Section 50.6.3.B.4 of the Subdivision Regulations generally states that Administrative Subdivision Plan applications must be scheduled for a public hearing within 90 days after the date of acceptance.
- Application for Administrative Subdivision Plan No. 620240050 was accepted on October 2, 2024, which established a Planning Board date no later than December 26, 2024.
- On December 5, 2024, the Planning Board approved a 90-day extension until March 31, 2025.
- On March 13, 2025, the Planning Board approved a 90-day extension until June 26, 2025.
- On July 17, 2025, the Planning Board approved a 90-day extension until September 26, 2025.
- The Applicant request an extension until March 26, 2026, to finish addressing all comments and coordinate with Staff.
- Staff recommends APPROVAL of the extension request.

Attachment A: Extension Request form

### LOCATION

20925 Big Woods Road, Dickerson, MD

### MASTER PLAN

1980 *Agricultural and Rural Open Space*

### ZONE

R-200

### PROPERTY SIZE

3.53 Acres

### APPLICANT

CV, Inc.

### ACCEPTANCE DATE

October 2, 2024

### REVIEW BASIS

Chapters 22A, 50, 59



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

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Effective: December 4, 2024

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**REGULATORY REVIEW EXTENSION REQUEST**

File Number		MCPB Hearing Date	
Date Received			

**Plan Name:** Big Woods Manor

**Plan No.** 620240050

This is a request for extension of:

☒ Project Plan  
☐ Preliminary Plan

☐ Sketch 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): 09/25/2025

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.)

George F Walker

Name

Affiliation/Organization

3615 Springhollow Ln.

Street Address

Frederick

MD



21704

City

State

Zip Code

(240) 994-6001

Gixsir1@juno.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for 6 ☐ days/ ☒ months until 03/26/2026 (this date must be a scheduled Planning Board hearing date).

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

This extension is being requested to achieve the approvals of the Big Woods Manor project for the storm water concept plan and the Forest Conservation Plan. The extension is also being requested to address any comments pertaining to this project that may arise.

**Signature of Person Requesting the Extension**

Signature

09/05/2025

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).