

CABIN JOHN PARK, PRELIMINARY PLAN 120250080

REGULATORY EXTENSION REQUEST NO. 3

Description

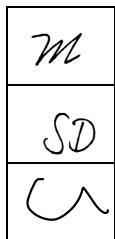
Third request to extend the regulatory review period, from December 11, 2025, to January 8, 2026, for an application to subdivide a property into three building lots for single-family residences. The minor extension request will allow the Applicant to resolve scheduling conflicts with the previous hearing date of December 11th.

COMPLETED: 12/5/2025

PLANNING BOARD HEARING DATE: 12/11/2025

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. A second three-month extension was granted from September 11, 2025, to December 11, 2025.
- The Applicant is requesting a 30-day regulatory extension from December 11, 2025, to January 8, 2026.
- This minor extension will allow the Applicant to resolve scheduling conflicts with the previous hearing date of December 11th. See detailed explanation 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

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Wheaton, Maryland 20902

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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: Project Plan Sketch 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): _____

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 _____

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 schedule 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

November 13, 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 Reddie Drive, 13th Floor
Wheaton, MD 20902

Re: 3rd 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 third regulatory extension request to continue the December 11, 2025, Planning Board public hearing for approximately 30 days or until January 8, 2026 the last Thursday within said 30-day period.

A 30-day regulatory extension is being requested out of an abundance of caution when technically only a 1-week extension is necessary. The Applicant’s principal must be out of town on December 11, 2025, the date the Application is scheduled for a Planning Board public hearing. The Applicant has coordinated with Staff to move the Planning Board public hearing date to December 18, 2025. Although only a 1-week regulatory extension is needed, the Applicant is requesting a 30-day extension in case an exigent circumstance arises that necessitates a continuance of the December 18, 2025 public hearing. The Applicant would rather have additional time in place to account for any such circumstance, than have this Board unnecessarily duplicate its efforts.

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

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