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November 14, 2025

VIA ELECTRONIC DELIVERY

Johnathan Casey, Regulatory Planner III
Montgomery County Planning Department
Upcounty Planning Division
Jonathan.Casey@montgomeryplanning.org
2425 Reedie Drive, 14th Floor
Wheaton, Maryland 20902

Re: Primrose at 16650 Georgia Avenue
Revised Request for Extension (Fifth) – Preliminary Plan No. 120250090 (the “Application”)
16650 Georgia Avenue, Olney, Maryland

Dear Mr. Casey,

Our firm represents Little Steps, LLC, the Applicant for the above-referenced Application. On behalf of the Applicant and pursuant to Montgomery County Code, Chapter 50, Section 4.1.E, we respectfully request that the Planning Board extend the amount of time in which it is required to hold a public hearing on the Application.¹ Specifically, the Applicant requests an extension of the applicable review period of no more than three (3) months, or until February 19, 2026.

Although the Applicant is requesting an extension of the deadline for a hearing to no later than February 19, 2026, the Applicant respectfully requests that the Application be scheduled for hearing on the earliest available Planning Board hearing date after the outstanding comments have been resolved.

Thank you for your consideration of this matter.

Very truly yours,



Christopher M. Ruhlen, Esq.

cc: Mr. Nkosi Yearwood
Mr. Mark Beall
Mr. Joshua Penn
Mr. Peter Chew
Vincent Biase, Esq.

¹ As background, the Planning Department formally accepted the Application on December 24, 2024, and tentatively scheduled it for hearing on April 24, 2025. The Planning Director approved a 30-day extension on April 23, 2025, which extended the original review period from April 24, 2025, to May 24, 2025 (with a tentative hearing date of May 22, 2025). The Planning Board then approved the following additional extensions: (i) a two month extension on May 22, 2025, which extended the applicable review period from May 24, 2025, to July 19, 2025 (with a tentative hearing date of July 17, 2025); (ii) a two-and-a-half month extension, which extended the applicable review period from July 17, 2025 to October 2, 2025; and (iii) a one-and-a-half month extension, which extended the applicable review period from October 2, 2025 to November 20, 2025.