KINGSHILL ROAD SUBDIVISION

ADMINISTRATIVE SUBDIVISION NO. 620240200
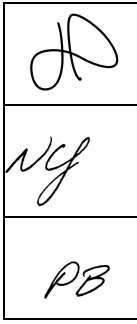
EXTENSION REQUEST NO. 1

Description

Request to extend the regulatory review period for the Administrative Subdivision for 90 days, from December 30, 2025 to March 30, 2026. Staff recommends approval of the extension request.

Nos. 620240200
Completed: 10-01-2025

MCPB
Item No. 3
12-18-2025

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

Montgomeryplanning.org

Jane Peuser, Planner I, Upcounty Planning, Jane.Peuser@montgomeryplanning.org, 301-495-4566

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

LOCATION:

On Kingshill Road 300' SW of Maytide Way

MASTER PLAN:

1989 *Germantown Master Plan*

ZONE:

R-200

PROPERTY SIZE:

0.92 acres

APPLICANT:

Mizan Rahman

ACCEPTANCE DATE:

October 1, 2025

REVIEW BASIS:

Chapters 50 & 59

Summary

- Section 50.6.3.B.4. of the Subdivision Regulations states that the Director must take action on an administrative subdivision plan or schedule a public hearing within 90 days after the date an application is accepted.

- The Application was accepted on October 1, 2025, with a 90-day regulatory review period expiration of December 30, 2025.

- The Applicant requests an extension of the regulatory review period until March 30, 2026, to address remaining DRC comments from Planning Staff and County Agencies.

- Staff supports the Applicant's request to extend the review period to March 30, 2026.

ATTACHMENT

Attachment A: Applicant's extension request

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

Effective: December 4, 2024

2425 Reedie Drive
Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550
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REGULATORY REVIEW EXTENSION REQUEST

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

Plan Name: Kingshill Road Subdivision   **Plan No.** 620240200

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): _____
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.)

MIZAN M. RAHMAN
_____
Name   Affiliation/Organization

315 Beall Avenue
_____
Street Address

Rockville   MD   20850
_____
City   State   Zip Code

(216) 346-5520   mizan.rahman@goctq.com
_____
Telephone Number   Fax Number   E-mail

We are requesting an extension for 90 _____ [✔]days/ [ ]months until 03/30/2026 _____ (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 very close (at the last stretch) of the ongoing sub-division process but still need some more time to address some of the pending review comments including MCDOT related comments. We request you, please extend the time mentioned above.

Signature of Person Requesting the Extension

Mizan Rahman
Signature

10/22/2025
_____
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 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).