

IGLESIA DE CRISTO MI EL MARYLAND: PRELIMINARY PLAN NO.120220040 – REGULATORY EXTENSION REQUEST NO.6

Description

Request to extend the regulatory review period to March 12, 2026. Application to create one lot for a religious assembly building and a parsonage.

Staff recommends approval of the extension request.

PRELIMINARY PLAN NO.
120220040

COMPLETED: 12-12-2025

MCPB
12-18-2025

2425 Reedie Drive
Floor 13
Wheaton, MD 20902



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

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

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

LOCATION

Located at 17521 Old Baltimore Road,
approximately 410 feet west of Brimstone
Academy Court

MASTER PLAN/ ZONE

2005 Olney Master Plan

RNC

PROPERTY SIZE

7.17 Acres

APPLICANT

Iglesia De Cristo Mi El Maryland, Inc.

ACCEPTANCE DATE

May 3, 2023

REVIEW BASIS

Chapters, 22A, 50 & 59



Summary

- Section 50.4.1.E of the Subdivision Regulations generally states that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Application was accepted on May 3, 2023, which established a Planning Board date no later than August 31, 2023. The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date not later than September 28, 2023.
- The Planning Board granted an eight-month extension, and a subsequent six-month extension while the Applicant pursued a water and sewer category change from the Montgomery County Council.
- Shortly after approval of the category change, the Applicant received an extension of 7-months until June 30, 2025. The project was redesigned to address the 10% impervious cap, a condition of the category change. Most recently, the Planning Board approved a 6-month extension from June 30, 2025 to December 18, 2025.
- The Applicant is requesting an 84-day extension of the review period from December 18, 2025 to March 12, 2026, which will provide the applicant time to hold a new community meeting in early 2026, as discussed in the Applicant's Request (See Attachment).
- 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 supports the Applicant's request to extend the review period.



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

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

Plan Name: Iglesia De Cristo Mi El Maryland

Plan No. 120220040

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): 12/18/2025

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.)

Michele McDaniel Rosenfeld

The Law Office of Michele Rosenfeld LLC

Name

Affiliation/Organization

1 Research Court, Suite 450

Street Address

Rockville

MD

20850

City

State

Zip Code

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Telephone Number

Fax Number

E-mail

We are requesting an extension for 84 ☒ days/ ☐ months until 03/12/2026 (this date must be a scheduled Planning Board hearing date).

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

This preliminary plan is scheduled for Planning Board review on December 18, 2025 with a staff recommendation of approval. Community correspondence received in the past several days has raised potential issues with respect to the timing of the two pre-submission community meetings held several years ago and with respect to the adequacy of notice of the public hearing.

The Applicant wants to ensure that these procedural issues are addressed fully before this matter is considered by the Board, so that the Board's hearing can focus on the application's merits rather than procedural questions.

The Applicant requests (1) a postponement of the currently scheduled December 18, 2025 Planning Board hearing; and (2) an extension of 84 days to allow time for the Applicant to schedule and hold a community meeting, submit the necessary documentation confirming the meeting was held and summarizing community questions and comments presented at that meeting, address comments as appropriate, and to allow time thereafter for staff to update its staff report as needed and schedule another Planning Board hearing.

In light of the holiday season that is now upon us, these steps will be undertaken in the early part of 2026. We anticipate a Board hearing before March but are requesting this time to avoid the need to request another extension should it take longer than expected to address the issues that have been raised.

Signature of Person Requesting the Extension

Michele McDaniel Rosenfeld

Signature

December 12, 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).