

**TEMPLE ROW**  
**ADMINISTRATIVE SUBDIVISION NO. 620250010**  
**FOREST CONSERVATION PLAN NO. F20250560**  
**EXTENSION REQUEST NO. 4**

**Description**

Request to extend the regulatory review period for the Administrative Subdivision and Forest Conservation Plan for 14 weeks, from December 18, 2025 to March 26, 2026. Staff recommends approval of the extension request.

Nos. 620250010 & F20250560  
Completed: 12-11-2025

MCPB  
Item No. 3  
12-18-2025

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

[Montgomeryplanning.org](https://montgomeryplanning.org)

# Planning Staff



Emily Tettelbaum, Planner III, East County Planning, [Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org), 301-495-4569

Katherine Mencarini, Supervisor, East County Planning, [Katherine.Mencarini@montgomeryplanning.org](mailto:Katherine.Mencarini@montgomeryplanning.org), 301-495-4549

Carrie Sanders, Chief, East County Planning, [Carrie.Sanders@montgomeryplanning.org](mailto:Carrie.Sanders@montgomeryplanning.org), 301-495-4653

## LOCATION:

On the northwest quadrant of the Kent Street & Stoneybrook Drive intersection, Kensington, MD

## MASTER PLAN:

1989 *Master Plan for the Communities of Kensington-Wheaton*

## ZONE:

R-90

## PROPERTY SIZE:

0.84 acres

## APPLICANT:

Hometown Collection LLC

## ACCEPTANCE DATE:

April 16, 2025

## REVIEW BASIS:

Chapters 22A, 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 April 16, 2025, with a 90-day regulatory review period expiration of July 15, 2025.
- On June 17, 2025, the Planning Director approved a one-month extension of the regulatory review period until August 14, 2025. On July 21, 2025, the Planning Board approved a second extension through October 30, 2025, and on October 9, 2025, the Board approved a third extension through December 18, 2025, to address remaining DRC comments.
- The Applicant is now requesting a 14-week-extension of the regulatory review period from December 18, 2025, to March 26, 2026, to address remaining MCDOT and Forest Conservation Plan comments.
- Staff supports the Applicant’s request to extend the review period to March 26, 2026.

## ATTACHMENT

*Attachment A: Applicant’s extension request*