

WAHL PROPERTY

ADMINISTRATIVE SUBDIVISION PLAN NO. 620250040

REGULATORY EXTENSION REQUEST NO. 3

Request to extend review period from December 18, 2025 to June 18, 2026; Application to create one (1) lot for one (1) single-family detached dwelling unit.

COMPLETED: 12/11/2025

PLANNING BOARD HEARING DATE: 12/18/2025

MCPB ITEM NO.

Planning Staff

UN

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PB

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

LOCATION/ADDRESS

14230 Quince Orchard Road

MASTER PLAN

2002 Potomac Subregion Master Plan

ZONE

RE-2

PROPERTY SIZE

2.85

APPLICANT

Larry Wahl

ACCEPTANCE DATE

November 27, 2024

REVIEW BASIS

Chapter 22A Chapter 59

Summary

- Section 50.6.3.B.4 of the Subdivision Regulations generally states that Administrative Subdivision Plan applications must be scheduled for Director approval within 90 days after the date an application is accepted. The Planning Board may, however, extend this period.
- The Application was accepted on November 27, 2024, which established a Planning Board date no later than February 25, 2025. Due to drought conditions during water table testing season a septic test was not possible, prompting an extension to July 24, 2025. A subsequent extension until December 18, 2025, was granted to allow additional time to schedule a septic test appointment.
- The Applicant is requesting an additional 6-month extension of the review period until June 18, 2025, to allow the septic excavator to conduct additional septic testing.
- 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

Wahl Property, No. 620250040 1



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: _____ **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

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).