

**MAHAN VILLAGE PRELIMINARY PLAN NO. 120250140,
REGULATORY EXTENSION REQUEST NO. 3**

Request to extend review period, from February 12, 2026 to April 9, 2026; Application to create a nineteen (19) lot subdivision on approximately 2.713 acres located along Woodfield Road (MD 124) in Damascus.

COMPLETED: 2/11/2026

PLANNING BOARD HEARING DATE: 2/12/2026

MCPB ITEM NO.

Planning Staff

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

LOCATION/ADDRESS

East side of Woodfield Road (MD 124),
north of Mian Street (MD-108)

MASTER PLAN

2006 Damascus Master Plan

ZONE

CRT 1.0 C0.5 R 0.5 H-55T

PROPERTY SIZE

2.713 acres

APPLICANT

ZOOR, Inc.

ACCEPTANCE DATE

February 10, 2026

REVIEW BASIS

Chapters 22A, 50, and 59

Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. The Planning Board may, however, extend this period.
- The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date not later than October 9, 2025. The Planning Board approved an extension request #2 establishing a hearing date no later than February 12, 2026.
- The Applicant is requesting an additional 2-month extension of the review period to April 9, 2026.
- This extension will allow the Applicant time to respond to comments from MCDOT, obtain approval of its concept stormwater management plan, and work out conditions of approval with planning staff.
- The Planning Board hearing on the application may take place before the end of the review period and will be publicly notified in accordance with the Zoning Ordinance.
- Staff recommends APPROVAL of the extension request.

Attachment:

A. Applicant's Request



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 Wheaton, Maryland 20902

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REGULATORY REVIEW EXTENSION REQUEST

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

Plan Name: Mahan Village **Plan No.** 120250140

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): 2/12/2026
 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.)


Francoise Carrier		Bregman, Berbert, Schwartz & Gilday, LLC	
<i>Name</i>		<i>Affiliation/Organization</i>	
7315 Wisconsin Ave, Suite 800 West			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(240) 428-4671		fcarrier@bregmanlaw.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 2 days/ months until 4/9/2026 (this date must be a scheduled Planning Board hearing date).

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

The applicant needs additional time to respond to comments from MCDOT, obtain approval of its concept stormwater management plan, and work out conditions of approval with planning staff. This extension is requested for the preliminary plan application and the associated forest conservation plan application, F20250550.

Signature of Person Requesting the Extension



Signature

2/10/2026

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 2-12-26 until 4-9-26 (this date must be a scheduled Planning Board public hearing date).