

HASSNAIN RESIDENCE, PRELIMINARY PLAN NO. 120230140, REGULATORY REVIEW EXTENSION REQUEST NO. 7

Request to extend the regulatory review period to May 7, 2026; Application to create one lot for one single-family detached dwelling unit.

No. 120230140

Completed: 1-27-2026

MCPB

Item No.

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Planning Staff

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NY
PB

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

LOCATION/ADDRESS

1404 Spencerville Road

MASTER PLAN

1997 *Cloverly Master Plan*

ZONE

RE-1

PROPERTY SIZE

43,172 sq. ft.

APPLICANT

Sualeha Hassnain

ACCEPTANCE DATE

5/1/2024

REVIEW BASIS

Chapter 22 & Chapter 59

Summary

- Section 50.4.1.E of the Subdivision Ordinance generally states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the acceptance date. However, the Planning Board may extend this period.
- The Application was accepted on May 1, 2024, which established a Planning Board date no later than August 29, 2024. On July 25, 2024, the Planning Board granted an extension of the review period until October 30, 2024. On October 3, 2024, the Planning Board granted a second extension of the review period to March 11, 2025. On March 6, 2025, the Planning Board granted a third extension to June 11, 2025. On June 5, 2025, a fourth extension was granted until November 13, 2025. On that date, a sixth extension was provided to January 6, 2026, before a Director level extension was granted on February 2, 2026.
- The Applicant is requesting a seventh extension of the review period until May 7, 2026, to revise drawings and obtain an approval letter from Montgomery County Department of Transportation (MCDOT).
- The Planning Board hearing on this application may take place before the end of the review period.
- Staff recommends APPROVAL of the extension request.

Attachment: Applicant's Extension Request Form

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).