

Montgomery Planning
FOREST GLEN-KIMBALL PLACE

ADMINISTRATIVE SUBDIVISION NO. 620240020

REGULATORY EXTENSION REQUEST NO. 4

Request to extend the regulatory review period for Administrative Subdivision No. 620240020 for four (4) months from March 13, 2026, to July 17, 2026. Staff recommends approval of the extension request.

No. 620240020
Completed: 3/2/2026

MCPB
Item No. 3
3-5-2026

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

Planning Staff

TL

Troy Leftwich, Planner III, East County Planning, Troy.Leftwich@montgomeryplanning.org, 301-495-4553

KM

Katie Mencarini, Regulatory Supervisor, East County Planning, Katherine.mencarini@montgomeryplanning.org, 301-495-4549

CS

Carrie Sanders, Chief, East County Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

LOCATION/ADDRESS

Southeast quadrant, intersection of McMillan Avenue & Holman Avenue

MASTER PLAN

1996 Forest Glen Sector Plan

ZONE

R-60

PROPERTY SIZE

0.4 Acres

APPLICANTS

Charles Hoge and Mark Hoge

ACCEPTANCE DATE

October 16, 2024

REVIEW BASIS

Chapter 50

Summary

- Section 50.6.3.B.4. provides a 90-day review period for Administrative Subdivision Plans after the date an application is accepted.
- The Application was accepted on October 16, 2024, which established a review period expiring on January 13, 2025. The Applicant received approval for a 30-day extension of the regulatory review period, which required Director-level approval on January 16, 2025. The Applicant received a second approval for a 7-month extension of the regulatory review period from the Planning Board on February 20, 2025, extending the review period to September 13, 2025. The Applicant received third approval for a 6-month extension of the regulatory review period from the Planning Board on September 18, 2025, extending the review period to March 12, 2026.
- The Applicant is requesting a 4-month extension of the regulatory review period, which requires Planning Board approval. The regulatory extension for the Administrative Subdivision Plan review period from March 13, 2026, to July 17, 2026, is required to adequately address drainage and sidewalk improvements along the frontage of the Subject Property and off-site locations. The Planning Board may approve application before the end of the review period.
- Staff recommends APPROVAL of the extension request.

Attachment: Applicant's Extension Request



2425 Reedie Drive
 Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550
 Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

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

Plan Name: Forest Glen-Kimball Place **Plan No.** 620240020

This is a request for extension of: Project Plan Sketch Plan
 (Administrative Subdivision) 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): 03/12/2026
 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.)

Mike Razavi	Raztec Associates, Inc.
<i>Name</i>	<i>Affiliation/Organization</i>
3451 Emys Place	
<i>Street Address</i>	
Monrovia	MD
<i>City</i>	<i>State</i>
(301) 775-4394	21770
<i>Telephone Number</i>	<i>Zip Code</i>
	mike@raztecengineers.com
<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 4 days/ months until 07/17/2026 (this date must be a scheduled Planning Board hearing date).

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

We are requesting an extension to resolve remaining issues related to Department of Transportation and Transportation Planning Department as follows:

1. Proposed drainage improvements requested by DOT.
2. Sidewalk and off-site improvements.

Signature of Person Requesting the Extension

m Razavi
 Signature

02/20/2026
 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 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).