

IGLESIA DE CRISTO MI EL MARYLAND: PRELIMINARY PLAN NO.120220040 – REGULATORY EXTENSION REQUEST NO.7

Description

Request to extend the regulatory review period from March 12, 2026 to March 26, 2026. Application to create one lot for a religious assembly building and a parsonage.

Staff recommends approval of the extension request.

PRELIMINARY PLAN NO.
120220040

COMPLETED: 3-9-26

MCPB
3-12-2026

2425 Reddie Drive
Floor 14
Wheaton, MD 20902



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LOCATION

Located at 17521 Old Baltimore Road, approximately 410 feet west of Brimstone Academy Court

MASTER PLAN/ ZONE

2005 Olney Master Plan

RNC

PROPERTY SIZE

7.17 Acres

APPLICANT

Iglesia De Cristo Mi El Maryland, Inc.

ACCEPTANCE DATE

May 3, 2023

REVIEW BASIS

Chapters, 22A, 50 & 59



Summary

- Section 50.4.1.E of the Subdivision Regulations generally states that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Application was accepted on May 3, 2023, which established a Planning Board date no later than August 31, 2023. The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date not later than September 28, 2023.
- The Planning Board granted an eight-month extension, and a subsequent six-month extension while the Applicant pursued a water and sewer category change from the Montgomery County Council.
- Shortly after approval of the category change, the Applicant received an extension of seven-months until June 30, 2025. The project was redesigned to address the 10% impervious cap, a condition of the category change. Subsequently, the Planning Board approved a 6-month extension from December 18, 2025.
- Most recently, the Planning Board approved an 84-day extension of the review period from December 18, 2025 to March 12, 2026, to provide the applicant time to hold a new community meeting. A new community meeting has taken place; however, unanticipated events delayed submission of the meeting minutes.
- The Applicant is requesting a 2-week extension until March 26, 2026, to provide adequate time for staff to revise the staff report and meet public noticing and posting requirements for a March 26 Planning Board date in accordance with the Zoning Ordinance (See Attachment).
- Staff supports the Applicant's request to extend the review period.



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REGULATORY REVIEW EXTENSION REQUEST

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

Plan Name: Iglesia De Cristo Mi El Maryland **Plan No.** 120220040

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): 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.)

Michele McDaniel Rosenfeld The Law Office of Michele Rosenfeld LLC
 Name Affiliation/Organization
 1 Research Court, Suite 450
 Street Address
 Rockville MD 20850
 City State Zip Code
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 Telephone Number Fax Number E-mail

We are requesting an extension for 14 days/ months until 03/26/2026 (this date must be a scheduled Planning Board hearing date).

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

This application was previously scheduled for a Planning Board hearing and was postponed to allow the applicant to conduct a community meeting as per the Administrative Procedures for Development Review. The Applicant held a virtual community meeting on February 11, and accepted the Greater Olney Civic Association's invitation to make a presentation of the project and answer questions from attendees at its virtual meeting on February 10.

Meeting minutes, a copy of the plans presented, other materials made available at both meetings and a subsequent email with questions and the response and supplemental plans provided in response have been provided to staff and we anticipate those materials will be included in the staff report.

As the result of intervening weather events and other scheduling challenges, these documents were provided to staff too late to allow the Board's anticipated March 12 hearing to be noticed and an updated staff report timely posted.

This request seeks a 14-day extension to allow for this project to be noticed and a staff report posted in accordance with Board procedures and a hearing to be held on March 26, 2026.

Signature of Person Requesting the Extension

Michele McDaniel Rosenfeld
 Signature

03/02/2006
 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).