

**WHEATON LANE SUBDIVISION, PRELIMINARY PLAN NO.**

**120250200, AND FINAL FOREST CONSERVATION PLAN NO.**

**F20250860, REGULATORY EXTENSION REQUEST NO. 1**

**Description**

Request to extend the regulatory review period for Preliminary Plan No. 120250200 and Final Forest Conservation Plan No. F20250860 for two months from March 12 to May 14, 2026.; Application to subdivide two unplatted parcels to create four lots for four single-family detached units.

COMPLETED: 3/5/2026

PLANNING BOARD HEARING DATE: 3/12/2026

MCPB ITEM NO. 3

## Planning Staff

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CS

Carrie Sanders, Chief, East County Planning Division, [Carrie.Sanders@montgomeryplanning.org](mailto:Carrie.Sanders@montgomeryplanning.org),  
301-495-4653

### LOCATION/ADDRESS

1307 Wheaton Lane, Silver Spring, MD

### MASTER PLAN

1989 Master Plan for the Communities of  
Kensington-Wheaton

### ZONE

R-60

### PROPERTY SIZE

1.0 Acre

### APPLICANT

B&S Estate, LLC

### ACCEPTANCE DATE

November 12, 2025

### REVIEW BASIS

Chapters 22A, 50

## Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. Section 59.7.3.4.C provides a 120-day review period for Site Plan hearings. The Planning Board may, however, extend this period.
- Application for Preliminary Plan No. 120250200 was accepted on November 12, 2025, which established a Planning Board date no later than March 12, 2026.
- The Applicant is requesting a two-month extension of the review period which requires Planning Board Approval. The regulatory extension for the Preliminary Plan Review period from March 12, 2026, to May 14, 2026, is required to address outside agency comments, most notably a storm drain study under MCDOT review.
- 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*

# ATTACHMENT A



**Montgomery County Planning Department**  
Maryland-National Capital Park and Planning Commission

Effective: December 4, 2024

2425 Reedie Drive  
Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550  
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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:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> 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**

*Michèle McDaniel Rosenfeld*

\_\_\_\_\_  
Signature

2/27/2026  
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).