

KINGSHILL ROAD SUBDIVISION, ADMINISTRATIVE SUBDIVISION

NO.620240200, REGULATORY EXTENSION REQUEST NO. 2

Description

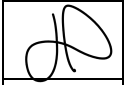
Request to extend the regulatory review period for the Administrative Subdivision Plan No. 620240200 for 90 days, from March 30, 2026 to June 30, 2026. Staff recommends approval of the extension request.

COMPLETED: 3/16/2026

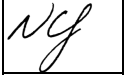
PLANNING BOARD HEARING DATE: 3/26/2026

MCPB ITEM NO. 3

Planning Staff



Jane Peuser, Planner II, jane.peuser@montgomeryplanning.org, 301-495-4566



Nkosi Yearwood, Ag Reserve Supervisor, nkosi.yearwood@montgomeryplanning.org, 301-495-1332



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

LOCATION/ADDRESS

18416 Kingshill Road, Germantown

MASTER PLAN

1989 *Germantown Master Plan*

ZONE

R-200

PROPERTY SIZE

0.92 Acres

APPLICANT

Mizan Rahman

ACCEPTANCE DATE

October 1, 2025

REVIEW BASIS

Chapter 50, Subdivision Regulations

Chapter 59, Zoning Ordinance

Summary

- Section 50.6.3.B.4 of the Subdivision Regulations states that the Director must take action on an administrative subdivision plan or schedule a public hearing within 90 days after the date an application is accepted. The Planning Board may, however, extend this period.
- The Application was accepted on October 1, 2025 with an original 90-day regulatory review period expiration of December 30, 2025.
- The Applicant received one extension of the review period from December 30, 2025, to March 30, 2026.
- The Applicant is requesting an extension of the review period from March 30, 2026 until June 30, 2026.
- This extension will allow the Applicant time to adequately address comments from Planning Staff and County Agencies.
- 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



2425 Reedie Drive
 Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: December 4, 2024

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: Kingshill Road Subdivision **Plan No.** 620240200

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): _____
 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.)

| | | | |
|------------------|--------------------------|----------|--|
| Mizan Rahman | Rahman | | |
| Name | Affiliation/Organization | | |
| 315 Beall Avenue | | | |
| Street Address | | | |
| Rockville | MD | 20850 | |
| City | State | Zip Code | |
| (216) 346-5520 | mizan.rahman@goc tq.com | | |
| Telephone Number | Fax Number | E-mail | |

We are requesting an extension for ⁹⁰ _____ days/ months until 06/30/2026 (this date must be a scheduled Planning Board hearing date).

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

The review of the application for subdivision is at the final stretch. We have to resolve 3 review comments out more than 70 and all of them have a good progress. Still, we have 10 days in hands but in case we failed to complete them. So, we need an extension to address the rest of review comments and final wrap up

Signature of Person Requesting the Extension

Mizan Rahman
 Signature

03/15/2026
 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 _____ until _____ (this date must be a scheduled Planning Board public hearing date).