

**BENNETT ROAD PROPERTIES**

**PRELIMINARY PLAN NO. 120240090**

**PRELIMINARY/FINAL FOREST**

**CONSERVATION PLAN NO. F20240490**

**EXTENSION REQUEST NO. 4**

**Description**

Fourth request to extend the regulatory review period for the Project Applications for a month and a half, from May 7, 2026, to June 25, 2026, to accommodate the Applicant’s timeline to continue to address agency comments and coordinate with the Washington Suburban Sanitary Commission (WSSC) on an alternate sewer connection. Staff recommends approval of the extension request.

Nos. 120240090 & F20240490

Completed: 4-1-2026

MCPB

Item No. 3

4-9-2026

Montgomery County

Planning Board

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

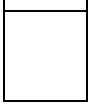
# Planning Staff



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## LOCATION

Southwest quadrant of the Bennett Road (paper street) and Alderton Lane intersection

## MASTER PLAN

1994 Aspen Hill Master Plan

## ZONE

Residential 200 (R-200)

## PROPERTY SIZE

1.3 acres

## APPLICANT

Vagangan, LLC

## ACCEPTANCE DATE

April 11, 2025

## REVIEW BASIS

Chapter 50, Subdivision Regulations  
Chapter 22A, Forest Conservation Plan



## Summary

- Section 50.4.1.E. of the Subdivision Regulations states that the Board must schedule a public hearing to begin within 120 days after the date an application is accepted. The Director may postpone the public hearing once, by up to 30 days, without Board approval.
- The Applications were accepted on April 11, 2025, with an original 120-day regulatory review period expiration of August 9, 2025.
- On July 3, 2025, the Applicant received Planning Board approval for a two-month extension of the regulatory review period from August 9, 2025, to October 9, 2025, to allow the Applicant to address agency comments and continue coordination with the Parks Department on a concurrent land transfer for a portion of parkland adjacent to the Subject Property. On September 4, 2025, a second extension was granted from October 9, 2025, to January 8, 2026. On December 4, 2025, a four-month extension was granted from January 8, 2026, to May 7, 2026.
- The Applicant is requesting a fourth extension for a month and a half of the regulatory review period from May 7, 2026, to June 25, 2026. The regulatory extension is needed to continue coordination and address agency comments for a sewer connection.
- Staff supports the Applicant's request to extend the review period with a tentative Planning Board date of June 25, 2026.

## ATTACHMENT

*Attachment A: Applicant's extension request and justification*

# ATTACHMENT A



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

Effective: December 4, 2024

2425 Reedie Drive  
Wheaton, Maryland 20902

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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**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
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).