

21927 GREENBROOK DRIVE, ADMINISTRATIVE SUBDIVISION

NO.620260100, REGULATORY EXTENSION REQUEST NO. 2

Description

Request to extend the regulatory review period for the Administrative Subdivision Plan No. 620260100 for 90 days, from April 23, 2026, to July 13, 2026. Staff recommends approval of the extension request.

COMPLETED: 4/15/2026

PLANNING BOARD HEARING DATE: 4/23/2026

MCPB ITEM NO. 3


Planning Staff



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LOCATION/ADDRESS

21927 Greenbrook Drive, Boyds

MASTER PLAN

1994 Clarksburg Master Plan & Hyattstown
Special Study Area

ZONE

R-200

PROPERTY SIZE

0.50 Acres

APPLICANT

Michelina Benitez, Benico LLC

ACCEPTANCE DATE

December 24, 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 December 24, 2025, with an original 90-day regulatory review period expiration of March 24, 2026
- On March 17, 2026, the Planning Director approved a one-month extension of the regulatory review period until April 23, 2026.
- The Applicant is requesting a 90-day extension of the review period from April 23, 2026, until July 13, 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

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).