

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

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

**F20250860, REGULATORY EXTENSION REQUEST NO. 2**

**Description**

Request to extend the regulatory review period for Preliminary Plan No. 120250200 and Final Forest Conservation Plan No. F20250860 for two months from May 14 to July 23, 2026; Application to subdivide two unplatted parcels to create four lots for four single-family detached units.

COMPLETED: 5/6/2026

PLANNING BOARD HEARING DATE: 5/7/2026

MCPB ITEM NO. 3

## Planning Staff

	Mariah Clayborne, Planner II, East County Planning Division, <a href="mailto:Mariah.clayborne@montgomeryplanning.org">Mariah.clayborne@montgomeryplanning.org</a> , 301-495-4535
	Katherine Mencarini, Regulatory Supervisor, East County Planning Division, <a href="mailto:Katherine.Mencarini@montgomeryplanning.org">Katherine.Mencarini@montgomeryplanning.org</a> , 301-495-4549
CS	Carrie Sanders, Chief, East County Planning Division, <a href="mailto:Carrie.Sanders@montgomeryplanning.org">Carrie.Sanders@montgomeryplanning.org</a> , 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. 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.
- On March 12, 2026, the Planning Board approved a 60-day extension until May 14, 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 May 14, 2026, to July 23, 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*



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**REGULATORY REVIEW EXTENSION REQUEST**

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

**Plan Name:** Wheaton Lane Subdivision **Plan No.** 120250200

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): 05/14/2026  
 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	
<i>Name</i>		<i>Affiliation/Organization</i>	
1 Research Ct., Suite 450			
<i>Street Address</i>			
Rockville		MD	20850
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 204-0913		michele@marylandpropertylaw.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 2  days/  months until 07/23/2026 (this date must be a scheduled Planning Board hearing date).

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

The applicant has responded to all comments. Planning staff and outside agency review is complete except for the Montgomery County Department of Transportation, which has not yet completed its review of the street cross-section and storm drain analysis. The applicant has been unable to confirm when MCDOT's comments may be returned, and so are requesting a 9-week extension in anticipation of the potential need to address additional comments on these two items.

We request an extension to Thursday, July 23, 2026, anticipating that all review comments may be addressed and the plan presented at a public hearing prior to the Board's summer recess.

**Signature of Person Requesting the Extension**

*Michele McDaniel Rosenfeld*

\_\_\_\_\_  
*Signature*

04/28/2026  
 \_\_\_\_\_  
*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).