

From: [REDACTED]
To: [MCP-Chair](#)
Cc: [Berbert, Benjamin](#)
Subject: May 29 hearing, item 7, ZTA 25-06
Date: Tuesday, May 27, 2025 2:20:32 PM

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Greater Colesville Citizens Association

PO Box 4087
Colesville, MD 20914
May 27, 2025

Montgomery County Planning Board
Attn: Artie Harris, Chair
2425 Reedie Drive
Wheaton, MD 20902

Re: ZTA 25-06 Vehicle Service-Filling Station

Dear Chairman Harris:

The Greater Colesville Citizens Association supports ZTA 25-06, clarifying how the 500 feet separation from sensitive areas is measured for service-filling stations. It would also insure that the use would not become nonconforming if adjacent conditions change. Both of these clarifications are needed to support a possible tenant who is considering locating to Viva White Oak.

Using the locations where gas could be spilled is reasonable for measuring the separation from sensitive areas. The locations where spills reasonably would occur are at the gas pumps and any underground storage tanks (which typically is under or near the pumps.) Note that 500 feet is almost a tenth of a mile.

Sincerely

Daniel L. Wilhelm,
GCCA President

From: [REDACTED]
To: [MCP-Chair](#)
Subject: ZTA 25-06 Vehicle Service - Filling Stations
Date: Tuesday, May 27, 2025 1:40:28 PM

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LABQUEST COMMUNITY PARTNERSHIP
White Oak, Maryland

May 27, 2025

Montgomery County Planning Board
Attn: Mr. Artie Harris, Chairman
2425 Reedie Drive
Wheaton, Maryland 20802

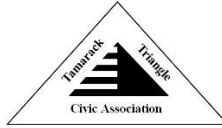
Re: ZTA 25-06 Vehicle Service – Filling Station

Dear Chairman Harris:

The Labquest Community Partnership fully supports ZTA 25-06 regarding Vehicle Service – Filling Stations. We endorse the proposed amendment which refines, but does not change, the setback requirements for filling stations of 500 feet of separation from sensitive areas as outlined in the proposed ETA.

The ZTA amendment is essential to support the economic potential within the Viva White Oak development area. We believe that the amendment in refining the setback as being measured from the actual location of the pumps is only common sense. Moreover, a setback of nearly 2 football fields from any sensitive areas in what is now essentially an urban area — and will be more so in the future — is more than prudent.

Sincerely,
Rob Richardson, Co-Director
Labquest Community Partnership
[REDACTED]



Tamarack Triangle Civic Association

13107 Limetree Road, Silver Spring, MD 20904

May 27, 2025

Montgomery County Planning Board
Attn: Artie Harris, Chair
2425 Reddie Drive
Wheaton, MD 20902

Re: ZTA 25-06 Vehicle Service-Filling Station

Dear Chairman Harris:

The Tamarack Triangle Civic Association (TTCA) fully supports ZTA 25-06 regarding Vehicle Service – Filling Stations. We endorse the proposed amendment, which adjusts the setback requirements for filling stations by 500 feet and refines the criteria for separation from sensitive areas, as outlined in the ZTA.

This amendment is essential to accommodate potential vehicle service filling station businesses that may consider establishing operations within the Viva White Oak development area.

Sincerely,

Peter Myo Khin,
TTCA, President

[Redacted]
[Redacted]