



Edison Place
701 Ninth St. NW
Washington D.C. 20068-0001

December 12th, 2025

To: Montgomery County Board of Appeals (BOA@montgomerycountymd.gov)

From: Potomac Electric and Power Company (PEPCO)

Re: Administrative/Minor Modification of a Special Exception CBA-1819-A

Dear Montgomery County Board of Appeals:

Regarding the Administrative/Minor Modification of a Special Exception Permit CBA-1819-A located at 20300 Zion Road, Gaithersburg, MD 20882. Dewberry Engineers has been contracted to provide engineering and consulting services for this project. As owners of the special exception holder, we authorize Dewberry Engineers to apply for the modification on our behalf.

Please contact us if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jasmine Garrett". The signature is fluid and cursive, with "Jasmine" on the top line and "Garrett" on the bottom line.

Jasmine Garrett
Project Manager
Jasmine.Garrett@exeloncorp.com
M: 202.271.7820
701 9th St, NW
Washington, DC 20001

December 19th, 2025

Board of Appeals Staff
Board of Appeals for Montgomery County, Maryland
100 Maryland Avenue, Suite 217
Rockville, Maryland 20850

RE: Pepco Mt. Zion Facility Enhancement Project
20300 Zion Road, Gaithersburg, MD 20882

Dear Board of Appeals Staff,

Dewberry Engineers, on behalf of our Potomac Electric & Power Company (PEPCO), submits this letter of request to the Board of Appeals (BOA) for an Administrative Modification to the Special Use/Exemption Permit with case number CBA-1819-A

Applicant:

Potomac Electric & Power Company
Jasmine Garrett – Project Manager
701 9th Street NW
Washington, DC 20068-0001
202.271.7820

The subject property is located at 20300 Zion Road (Parcel 700) which consists of 35.72 acres located in the AR Zone. The property includes two substation buildings and substation equipment surrounded by a concrete lot with an access road running through the southern part of the substation. The substation is secured by an existing security fence that is 2,802 LF in length. Pepco aims to upgrade the security fencing around the substation including one new data enclosure which is a prefabricated structure to house security equipment. The proposed fence will replace the existing fence with the location of the fence in the southeast corner being shortened. The new fence will be 2,643 LF in length and 11' in height with an added 1' of height for barbed wire. There will also be eleven 18' tall super-posts located along the fence for the installation of security cameras. Five gates (4 Slide Gates & 1 Personnel Gate) will be installed on the fence for access to the substation. The proposed data enclosure building will be located on the existing substation lot and has an area of 355 SF. No setback requirements will be impacted due to the fence replacing the location of the existing fence. The proposed data enclosure will be located within the proposed fence and will meet any setback requirements. The property has been used as a utility service center and based on the history of this property, the new structures are not a counter to the long-standing manufacturing/industrial nature of the site, and do not represent a departure from the existing character of the site.

We believe these changes, as described and shown, follow the 2004 Zoning Ordinance: that the proposed modification is such that the terms or conditions could be modified without substantially changing the nature, character or intensity of the use and without substantially changing the effect on traffic or on the immediate neighborhood.

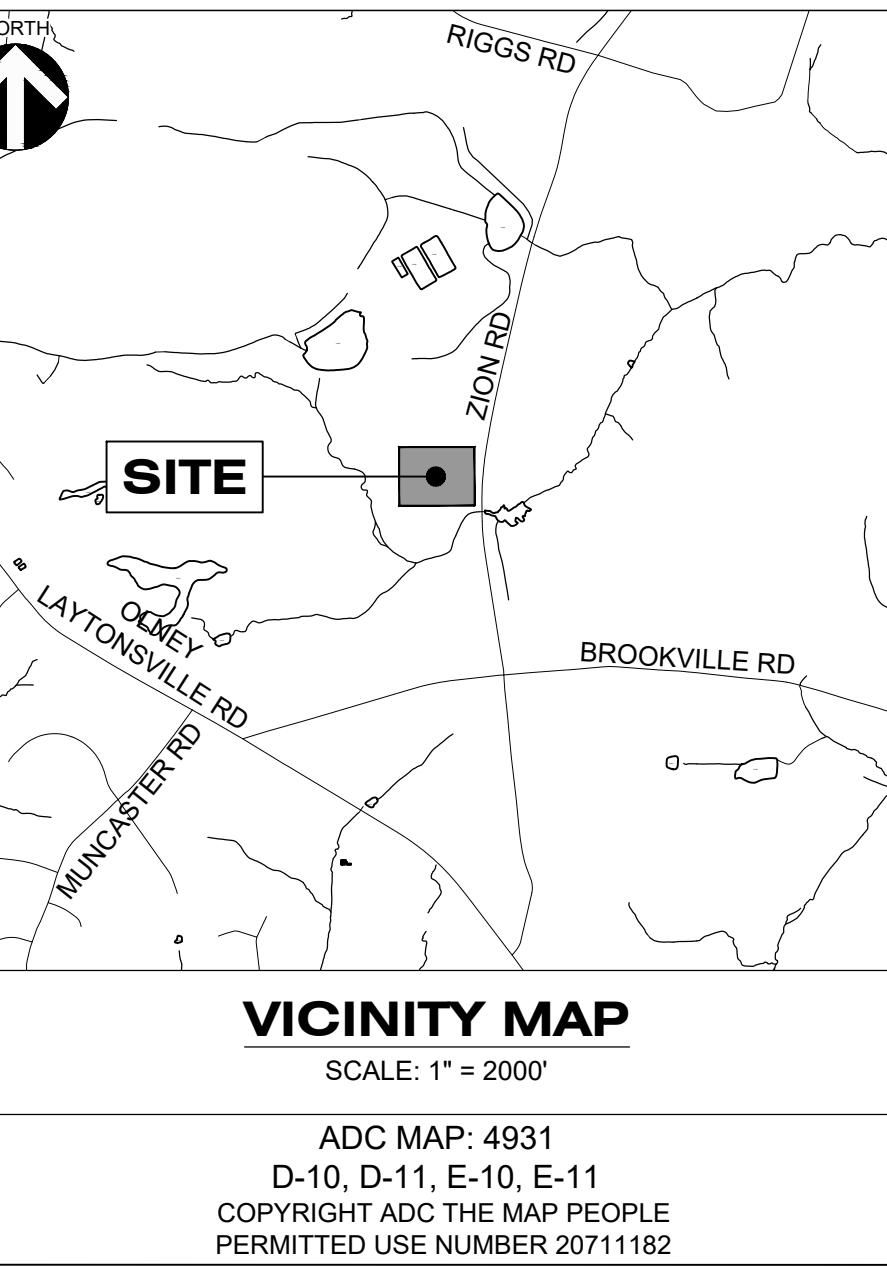
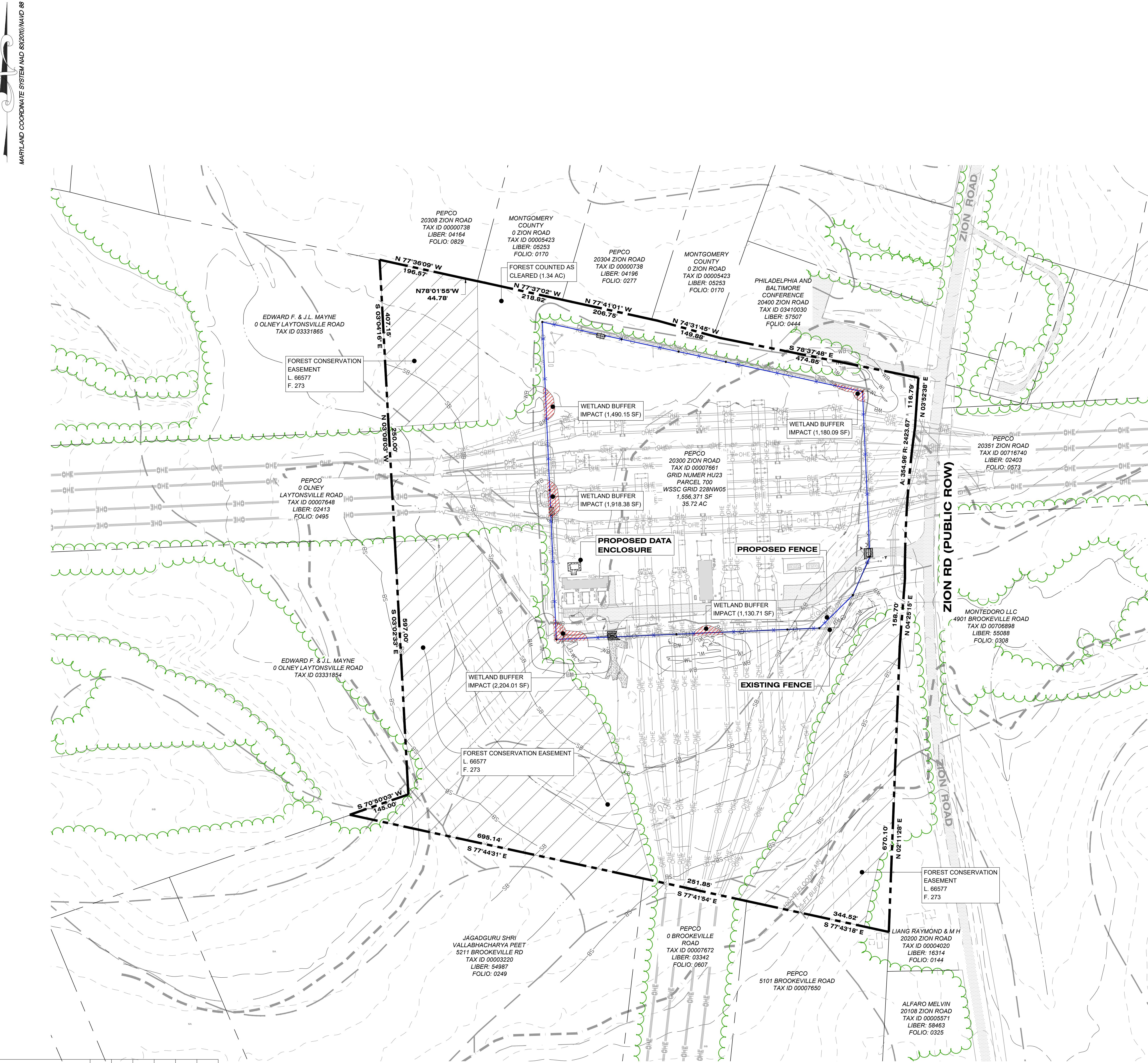
Board of Appeals Staff
Pepco's Mt. Zion Substation
December 19, 2025

Thank you for your consideration of this request. Should you or a member of your staff have questions or need additional information, please feel free to contact me.

Sincerely,
Dewberry



Chris Petrocelli
Senior Associate, Project Manager
cpetrocelli@dewberry.com
410.645.1824

**OWNER / APPLICANT:**

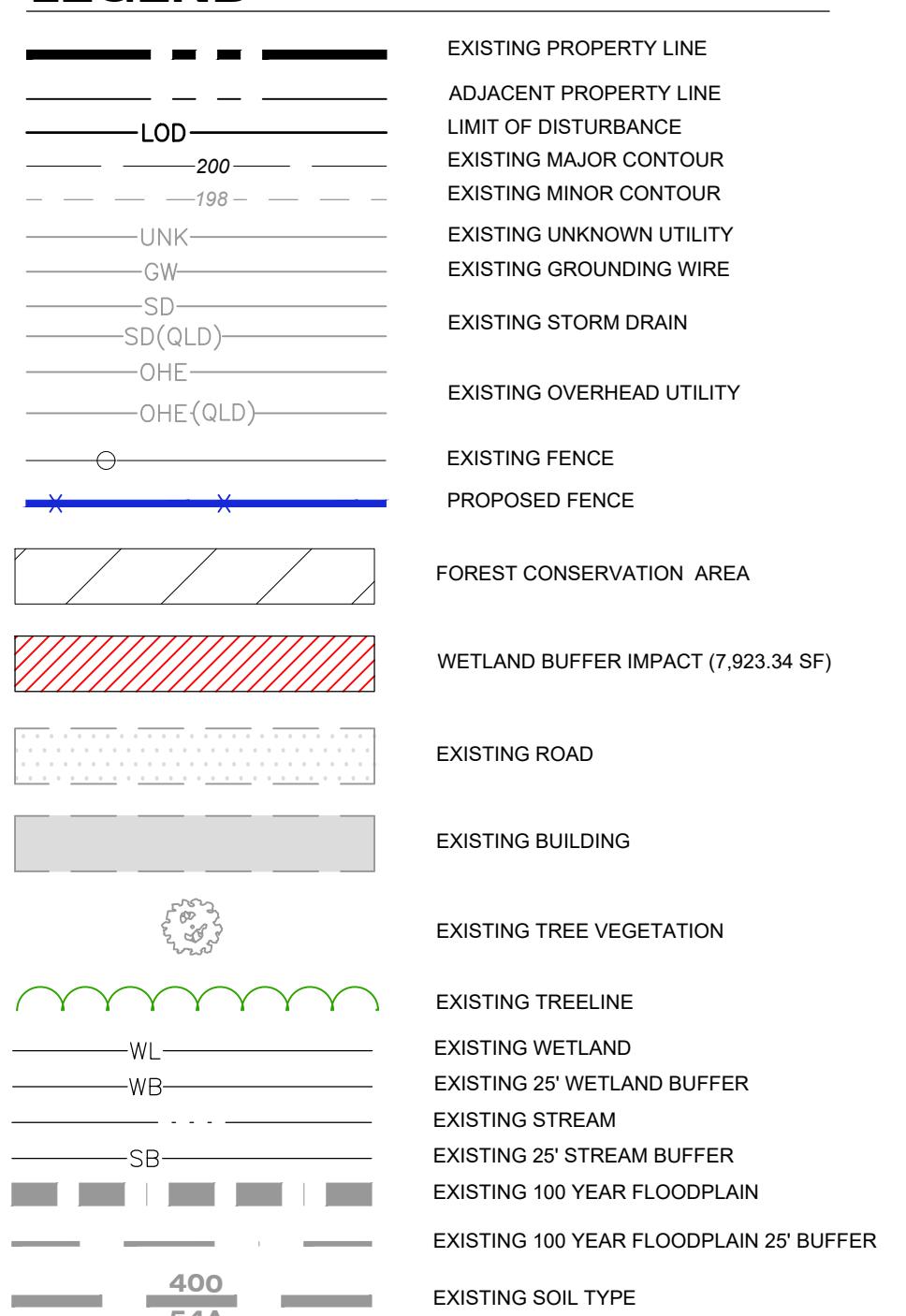
PROPERTY OWNER:
POTOMAC ELECTRIC & POWER COMPANY
20300 MT. ZION RD
GAIERSBURG, MARYLAND 20882
ATTN: JASMINE GARRETT
PHONE: 202.271.7820
EMAIL: jasmine.garrett@exeloncorp.com

CONSULTANT:

PLAN PREPARED BY:
DEWBERRY
10461 MILL RUN CIRCLE, SUITE 300
OWINGS MILLS, MARYLAND 21117
ATTN: CHRIS PETROCELLI
PHONE: 410.645.1824
EMAIL: cpetrocelli@Dewberry.com

SITE DATA / GENERAL NOTES:

- PROPERTY AREA: 35.72 ACRES (1,556.371 SF)
- EXISTING ZONING: AR
- EXISTING LAND USE: COMMERCIAL
- PROPERTY INFORMATION:
 - TAX CLASS / GRID / PARCEL / ACCOUNT NUMBER: TAX CLASS 0042 / GRID HU23 / PARCEL 700
 - WSSC GRID: 22BNW05
 - COUNCILMANIC DISTRICT: 7
 - ELECTION DISTRICT: 14
 - CENSUS TRACT: 7001.03
 - ADC MAP LOCATION: MAP 4931 GRID D-10
 - TAX MAP(S): MONHU123
 - WATERSHED: PATUXENT
 - SUBWATERSHED: UPPER MT. ZION TRIB.
- EXISTING CONDITIONS DATA SHOWN HEREON WAS OBTAINED FROM READILY AVAILABLE MONTGOMERY COUNTY GIS, SUPPLEMENTED WITH FIELD SURVEY BY DEWBERRY.
- STRUCTURES:
 - EXISTING: 2 BUILDINGS
 - PROPOSED: 1 FENCE (4 GATES)
 - DATA ENCLOSURE
- COMBINED BUILDING AREA: 5,420 SF
- FENCE LENGTH: 2,212 LF
- PROPOSED FENCE LENGTH: 2,643 LF
- CONCRETE GATE APRON AREA: 720 SF
- DATA ENCLOSURE AREA: 355 SF
- THERE IS A EXISTING 100 YEAR FLOODPLAIN THAT RUNS THROUGH THIS SITE.
- THESE ARE WETLANDS LOCATED ON THIS SITE. THE WETLAND BUFFER IMPACT IS 7,923.34 SF.
- PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE STATE, FEDERAL, AND LOCAL REGULATIONS.
- THERE ARE LOCAL STORMWATER INLETS LOCATED ALONG MT. ZION ROAD AND A STORMWATER CULVERT LOCATED WITHIN THE SUBSTATION. THE PROPOSED DEVELOPMENT WILL HAVE LIMITED TO NO IMPACT ON THE STORMWATER OF THE SITE.
- THERE ARE NO RESIDENTIAL TRANSITION AREAS (RTAs).
- THERE ARE NO KNOWN HAZARDOUS MATERIALS AS DEFINED BY SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
- THE SITE IS ZONED AR. THE MAJORITY OF THE PROPERTIES ON ABUTTING AND CONFRONTING AR IN THE AR ZONE, TWO PROPERTIES LOCATED ON THE SOUTH-EAST PROPERTY ARE ZONED RE-1. ONE PROPERTY AT THE NORTH-EAST PORTION OF THE PROPERTY IS ZONED RE-2.
- THE SITE CONFRONTING OUR PROPERTY ON THE OTHER SIDE OF ZION ROAD AT 4901 BROOKSVILLE RD IS KNOWN AS "BON SECOURS". THIS SITE IS REGISTERED AS A MARYLAND HISTORICAL PROPERTY. THE PROPOSED DEVELOPMENT WILL NOT IMPACT THE HISTORICAL SITE. ALL PROPOSED WORK WILL BE DONE INSIDE PEPCO PROPERTY ON THE OPPOSITE SITE OF LOT.
- THIS SITE IS WI-4 & S-6 WATER/SEWER CATEGORIES. WI-1 AREAS ARE SERVED BY PUBLIC SYSTEMS THAT ARE EXISTING OR UNDER CONSTRUCTION. PUBLIC WATER DATA CAN BE FOUND USING THE WERI WSSC WATER WEBSITE. S-6 AREAS ARE WHERE THERE IS NO PLANNED COMMUNITY SERVICE EITHER WITHIN THE TEN-YEAR SCOPE OF THIS PLAN OR BEYOND THAT TIME PERIOD.
- NO SET BACK REQUIREMENTS WILL BE REQUIRED DUE TO THE FENCE REPLACING THE LOCATION OF THE EXISTING FENCE. THE PROPOSED DATA ENCLOSURE WILL BE LOCATED WITHIN THE PROPOSED FENCE AND WILL MEET ANY SETBACK REQUIREMENTS.
- THIS SITE IS LOCATED WITHIN THE OLNEY MASTER PLAN AND WILL HAVE NO IMPACT ON THE ADDED VALUE OF THE PROPERTY.
- THIS SITE IS NOT WITHIN THE CRITICAL AREA.
- THE ENTRANCE ON THE EAST OF THE SITE FROM MT. ZION ROAD SHALL REMAIN.
- NO TRANSIT SERVICES LOCATED WITHIN 100' OF THE SITE.

LEGEND

pepco™
AN EXELON COMPANY

MOUNT ZION SUBSTATION NO. 165

230KV SUBSTATION
SITE PLAN

SUBMITTED
FOR REVIEW
12/19/2025

Dewberry Engineers Inc.
10461 Mill Run Circle
Suite 300
Owings Mills, MD 21117-5544

BURNS MCDONNELL

PROJECT #: 184361

DISCIPLINE: SCALE: CLASS:

S 1"=40'-0" 230KV

SITE-01

SH. 001

NEW	MOUNT ZION DATA ENCLOSURE/FENCE UPDATES PROJ.#52025-0273 EFS#PM23SS002	BMCD XX/XX/XX	BMCD XX/XX/XX	BMCD XX/XX/XX	ABC51 X/XX/XX	ABC52 X/XX/XX	ABC53 X/XX/XX
REV	DESCRIPTION	DFT	ENG	APV	APV	APV	APV
	REVISIONS						

BOARD OF APPEALS
for
MONTGOMERY COUNTY

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

Telephone
Area Code 301
217-6600

Case No. CBA-1819-A

PETITION OF POTOMAC ELECTRIC POWER COMPANY
(Hearing held October 6, 1993)

OPINION OF THE BOARD
(Effective date of Opinion, November 17, 1993)

This proceeding is on a petition filed for a modification of a special exception pursuant to Section 59-G-2.43 of the Zoning Ordinance to permit installation of a distribution facility with associated equipment at the existing electric substation as well as equipment to extend an electric feeder from the Mt. Zion Substation (the subject property) to the Norbeck Substation.

The subject property is a tract of land containing approximately 35.9 acres located on the west side of Zion Road approximately 1,600 feet north of the intersection of Zion Road and the Brookeville-Mt. Zion Road, located at 20300 Zion Road, Brookeville, Maryland, in the RDT Zone.

Decision of the Board: Modification to the special exception GRANTED to petitioner only, subject to the conditions enumerated herein.

Petitioner's Proposal

Michael Boland, Esquire, represented the petitioner, the Potomac Electric Power Company (Pepco), and called as witnesses Maurice Joseph, manager of the real estate department; Basil Allison, senior planning engineer; and Howard Gibbs, senior civil engineer. All are employees of Pepco.

Witnesses explained that the site contains 35.7 acres in the RDT zone. The substation is surrounded by a heavy growth of trees on three sides. The fourth side is Mt. Zion Road. Based on their experience, Pepco's representatives asserted that substations have no negative impact on surrounding properties. This property is identified in the Olney Master Plan as appropriate for use by a public utility.

The proposed modification will be completely enclosed within an existing substation fenced area. It will be a new steel structure, identical to the one already existing on the property. The proposed structure will meet all applicable codes and requirements, and will create no adverse impact. The fenced area has a locked security gate, and is monitored 24 hours daily. Personnel make periodic visits to the unmanned facility.

Pepco has proposed the additional equipment at this substation to meet the anticipated 1996 demand and to relieve the current overload on the system. The Norbeck distribution station, which now feeds four substations, will be supplying six in the future. According to Pepco representatives, the level of public service is critical. This part of the network services Metrorail, Holy Cross and Montgomery General hospitals, Wheaton Plaza and the Wheaton central business district. The site was selected because it is the closest one to the center of the existing and anticipated load.

FINDINGS OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Technical Staff at Maryland-National Capital Park and Planning Commission (M-NCPPC) recommended approval with conditions (Exhibit No. 10(a)).

Findings of the Board

Based on the testimony and evidence in the record which is binding on the petitioner, the Board finds that the proposed modification meets the general conditions for special exceptions as defined by Section 59-G-1.21 of the Montgomery County Code, as well as the specific conditions of Section 59-G-2.43.

Therefore, the modification to the special exception to permit installation of a distribution facility with associated equipment at the existing electric substation as well as equipment to extend an electric feeder from the Mt. Zion Substation (the subject property) to the Norbeck Substation is hereby granted to the petitioner only, subject to the following conditions:

1. Petitioner is bound by the testimony and all evidence and exhibits in the record.
2. Petitioner must submit a landscape plan to Technical Staff at M-NCPPC for review and approval. The Board finds that attention must focus on Zion Road landscaping. Two copies of the approved plan must be submitted to the Board for its records. All plant material must be maintained and replaced as necessary.
3. All terms and conditions of the original special exceptions and any modifications, except as altered by this Opinion, remain in full force and effect.

The Board adopted the following Resolution:

BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland, that the opinion stated above be adopted as the Resolution required by law as its decision on the above-entitled petition.

The foregoing Resolution was proposed by Howard Jenkins, Jr., and concurred in by Helen R. Strang, William Green, Judith B. Heimann, Chairman, and K. Lindsay Raufaste.

I do hereby certify that the foregoing Opinion was officially entered in the Opinion Book of the County Board of Appeals this 17th day of November, 1993.

Irene H. Gurman
Irene H. Gurman
Clerk to the Board

NOTE: See Section 59-A-4.53 of the Zoning Ordinance regarding the twenty-four-months' period within which the right granted by the Board must be exercised.

See Section 59-A-3.2 of the Zoning Ordinance regarding Use and Occupancy Permit.

Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County in accordance with the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
For
Montgomery County

Case No. 1819

PETITION OF POTOMAC ELECTRIC POWER COMPANY
(Hearing held August 5, 1965)

OPINION OF THE BOARD

This proceeding is on a petition for a Special Exception under Section 104-29 u of the Zoning Ordinance (Chap. 104, Mont. Co. Code 1960, as amended) to permit the construction and operation of public utility buildings and structures. The subject property is a tract of land containing approximately 35.8996 acres, located in Laytonsville Election District No. 1, on the west side of Maryland Route No. 582, approximately 1,600 feet north of the intersection of said Maryland Route No. 582, and the Brookeville-Mt. Zion Road, in an R-R Zone.

The petitioner proposes to construct a utility building (control house) 32 feet by 96 feet for an electrical connection to a 230,000 kilowatt line at Mt. Zion, which will feed the electricity into transmission lines toward Norbeck. This is purely a switching station. This station will be located on a tract of land containing approximately 36 acres. The facility will consist of steel frame work structures the tallest is about 79 feet in height and a micro-wave tower 300 feet in height with a control house.

Testimony showed that natural screening would be provided.

The statement was offered that adequately supports a finding by the Board that the said use will not constitute a nuisance, because of traffic, noise or physical activity. All the applicable setback requirements have been met. Further, the Board finds the proposed use will not adversely affect the general plan for the physical development of the district, will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the use or development of adjacent properties or the general neighborhood.

Accordingly, this Special Exception is granted incorporating all the exhibits and testimony.

The Board adopted the following Resolution:

"Be it Resolved by the County Board of Appeals for Montgomery County, Maryland that the opinion stated above be adopted as the Resolution required by law as its decision on the above-entitled petition."

The foregoing Resolution was proposed by Mr. Bernard D. Gladhill and concurred in by Mrs. Elaine Lady, Messrs. Calvin R. Sanders, Chairman, and Walter Bucher, Vice Chairman, constituting all the present members of the Board.

I do hereby certify that the foregoing Minutes were officially entered upon the Minute Book of the County Board of Appeals this 12th day of October, 1965.

(Mrs.) Daffie J. Kyte
Clerk to the Board

NOTE: Please see Section 104-24(c) of the Ordinance regarding the 12-months' period within which the right granted by the Board must be exercised.

This opinion sent to all persons who received notice of the hearing.



TRANSMITTAL

DATE: December 19th, 2025

PROJECT NAME: PEPCO – Mt. Zion FEP

PROJECT #: 50189153

RE: Mt. Zion FEP Mandatory Referral – Special Exception Modification

TO: Board of Appeals Staff

Montgomery County Board of Appeals
100 Maryland Avenue, Suite 217
Rockville, MD 20850

EMAIL: BOA@montgomerycountymd.gov

CC:

WE TRANSMIT VIA			THE FOLLOWING		
<input checked="" type="checkbox"/>	Separate cover		Pick up	<input checked="" type="checkbox"/>	Prints
	U.S. mail		Overnight carrier		Copies
	Messenger		Hand delivery		Reports
					Studies
					Reproducible
					Product literature
					Computations
					CDs/DVDs
					Other

COPIES	DATE	DESCRIPTION
1	12.19.2025	2025-12-19_BOA_Request_Letter.pdf
1	12.19.2025	2025-12-19 Mt. Zion Substation Abutting-and-Confronting-Form.pdf
1	12.17.2025	2025-12-17_BOA-Permission-Letter.pdf
1	12.19.2025	Case: CBA-1819 CBA-1819-A
1	12.18.2025	2025-12-18_Mt. Zion-Substation-Special-Exception_Site-Plan.pdf

THESE ARE TRANSMITTED						
<input checked="" type="checkbox"/>	Per your request		For review & comment	<input checked="" type="checkbox"/>	For revision & submission	
	For approval		For your file/use		For distribution	

Comments

Board of Appeals Staff,

Please find our Mt. Zion Special Exemption Modification submittal attached for your review.

Signed


Christopher A. Petrocelli, PE
Senior Associate, Senior Project Manager
10461 Mill Run Circle, Suite 300
Owings Mills, MD 21117
410.645.1824