

To: Montgomery County, Maryland Council Members
Re: Proposed ZTA 25-06

My name is Abigail Adelman. I reside at ---- University Boulevard West in Kensington, Maryland.

I am writing in opposition to ZTA 25-06 with particular reference to the 'clarification' that measurement of the setback of fueling stations delivering over 3.6 million gallons of fuel per year be reduced from the property line to the "pumps".

From 2012 to 2018 - 8 years and 4 months - I was Chair of the Stop Costco Gas Coalition (SCGC), a coalition of citizens of the United States both local and from other states who supported our fight against the location of a proposed Costco gas station in the Westfield Wheaton Mall parking lot, a location which was adjacent to sensitive sites as defined by the County, including residences.

During the 38 hearings with Hearing Examiner Martin Grossman, in the District and Circuit Courts and the Court of Appeals, **we strongly protested the gas station location Costco proposed as measured from property line to property line, the legally acknowledged standard of distance measurement from one site to another site. We were victorious.** Our objections were mainly based on the health and safety risks incurred by mall patrons and adjacent property residents from idling vehicles, refueling trucks, increased traffic, pedestrian safety, and noise created by the gas station use. **To reduce the setback distance as proposed by this ZTA from the gas station property line to the gas pumps (which pumps? - a mega gas station has many) is to heighten the human health and safety risks mentioned above that are commensurate with mega gas stations.**

We prevailed, and protected both our residents and Mall patrons from significant health and safety risks. Those risks will increase if the measurement distance is changed from the property line to the pumps.

We ask that the County Councilmembers support the health and safety of their citizens by denying the Planning Board's proposed attempt to change the accepted, legally acknowledged measurement of property line to property line.