



Swim & Tennis Club

June 9, 2025

2900 Faulkner Place
Kensington, MD 20895

Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

Dear Councilmembers,

On behalf of Kenmont Swim & Tennis Club, we are writing to express our strong support for maintaining the current zoning standard requiring a minimum 500-foot setback from the **property line** of any proposed large-scale gas station—**not** from the pumps themselves—as currently defined by County zoning law.

As you know, the proposed Costco gas station at Westfield Wheaton would have been sited directly adjacent to sensitive residential and community-use areas. What is often overlooked in this discussion is that Kenmont is one of those sensitive uses—**our Club property borders the proposed gas station site** and includes a **basketball court, tennis court, and a baby pool**, all used extensively by families and young children throughout the summer.

We echo the compelling testimony submitted by both the Kensington Heights Civic Association (KHCA) and the Stop Costco Gas Coalition (SCGC), who fought successfully for years to protect nearby residents from the health and safety risks associated with mega gas stations. These risks—ranging from vehicle emissions and tanker truck fumes to pedestrian hazards and increased traffic—don't magically stop at the fuel pump. They radiate throughout the entire site and beyond, which is why the **property line** has always been the appropriate legal and regulatory measurement point.

Changing the setback measurement to begin at the pumps is not a "clarification"—it is a **rollback of critical public health protections**. For Kenmont's hundreds of member families, including children who use our adjacent recreation areas daily, this change is not just academic—it is a direct threat to their well-being.

We urge you to reject the proposed revision in ZTA 25-06 and keep the current setback measurement intact. This is a matter of both legal precedent and basic community protection.

Sincerely, 

Andy Fraser

President

Kenmont Swim & Tennis Club