

Mark and Rebecca Meszaros
[REDACTED]

Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

June 9, 2025

Dear Councilmembers,

As residents of Kensington and members of the Montgomery County community, we are writing to express our strong opposition to Zoning Text Amendment 25-06.

We urge you to maintain the current zoning requirement that mandates a minimum 500-foot setback from the **property line**, not just from the fuel pumps, of any proposed large-scale gas station.

We share the concerns raised by others such as the Kensington Heights Civic Association and the Stop Costco Gas Coalition, who have long advocated for protecting our neighborhoods from the serious health and safety risks posed by mega gas stations.

While the “CLIMATE ASSESSMENT FOR ZONING TEXT AMENDMENT (ZTA) 25-06, VEHICLE SERVICE – FILLING STATION” report was developed its focus is narrow and is does not address:

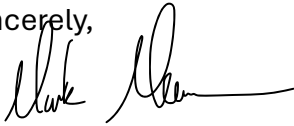
- Vehicle Idling Emissions: The report does not mention emissions from cars queuing at pumps.
- Tanker Truck Traffic: There is no mention of emissions or noise from daily fuel deliveries.
- Traffic Congestion: The report does not analyze increased traffic or its environmental and safety impacts.
- Noise Pollution: Noise from vehicles and trucks is not considered.
- Public Health, Property Values, and Quality of Life: These broader social and economic impacts are acknowledged as potential “co-benefits” but are not the focus of the assessment.

These risks, ranging from vehicle emissions and tanker truck fumes to increased traffic and pedestrian hazards extend far beyond the fuel pumps. That’s why the current measurement from the property line is both logical and necessary.

Revising the setback to begin at the pumps is not a mere clarification, it's a weakening of existing protections. For families like ours, who live, walk, and play in these Montgomery County neighborhoods every day, this change would have real and lasting consequences for our health, safety, and quality of life.

We respectfully urge you to reject ZTA 25-06 and preserve the current zoning standard. This is about more than zoning—it's about protecting our communities.

Sincerely,

A handwritten signature in black ink, appearing to be 'Mark & Rebecca Meszaros', written in a cursive style.

Mark & Rebecca Meszaros