



**April 7, 2026**

**Khandikile Sokoni, Director**

Montgomery County Office of Zoning and Administrative Hearings  
Stella B. Werner Council Office Building  
100 Maryland Avenue, Room 200  
Rockville, MD 20850

**Subject:** Request for a Conditional Use for a Car Wash, located at 26203 Ridge Road, Damascus  
Conditional Use No. CU202503

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**Dear Director Sokoni:**

At its regular meeting on March 26, 2026, the Montgomery County Planning Board reviewed Conditional Use Application No. CU202503 for a Conditional Use Car Wash, proposed by 26203 Ridge, LLC, on approximately 0.89 acres, located at 26203 Ridge Road, Damascus, in the CRT-1.75, C-1.0, R-0.75, H-55 zone, and within the 2006 *Damascus Master Plan* (Master Plan) area. The Conditional Use Plan shows the proposed car wash, associated office/retail space, parking, lighting, and landscaping.

In its Staff Report dated March 13, 2026, technical staff recommended approval of the Conditional Use with conditions. The Planning Board agreed with staff's conclusion that the use is consistent with the Master Plan recommendations. The application satisfies the applicable requirements and regulations for the approval of a Conditional Use for a Car Wash use. The Applicant has also met the burden of proof by showing that operating this use at this location will not be a detriment to the neighborhood and will not adversely affect the public interest.

On a motion by Commissioner Hedrick, seconded by Vice Chair Linden, with Chair Harris and Commissioner Bartley voting in favor of the motion (Commissioner Pedoeem absent) the Board voted 4-0, to transmit a letter recommending that the Hearing Examiner approve the Conditional Use with the conditions listed in the Staff Report.

The Planning Board appreciates the opportunity to review this project and looks forward to working with your staff on subsequent reviews. If you have any questions, please contact Joshua Penn at 301-495-4546 or [joshua.penn@montgomeryplanning.org](mailto:joshua.penn@montgomeryplanning.org).

Sincerely,



**Artie L. Harris**  
Chair

**Exhibit 16**  
**OZAH Case No: CU 25-03**