



April 6, 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 Filling Station, located at 15700 Shady Grove Road in Gaithersburg
Conditional Use No. CU202604

Dear Director Sokoni:

At its regular meeting on March 26, 2026, the Montgomery County Planning Board reviewed Conditional Use Application No. CU202604 for a Filling Station use. The Applicant, Dash In Food Stores, Inc., proposes a Conditional Use for a Filling Station use on approximately 1.995 acres, located at 15700 Shady Grove Road in Gaithersburg, in the General Retail (GR) zone, and within the 2024 *Great Seneca Plan* (Master Plan) area. The Conditional Use Plan shows the proposed six (6) fueling dispensers (12 fueling positions) and associated canopy, convenience store, single-bay automatic car wash, parking, lighting, and landscaping for the Filling Station.

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 recommendations of the 2024 *Great Seneca Plan* (Master Plan). The application satisfies the applicable requirements and regulations for the approval of a Conditional Use for a Filling Station 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 Mark Beall at 301-495-1330 or mark.beall@montgomeryplanning.org.

Sincerely,



Artie L. Harris
Chair