

JOHN AND ANDREA URCILO

1408 PATUXENT DRIVE
ASHTON, MARYLAND 20861
(301) 570-8220 Home * (301) 602 5469 Cell
jurciolo@comcast.net

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Montgomery County Council
Montgomery County Council Office Building
100 Maryland Ave.
Rockville, Maryland 20850

RE: Zoning Text Amendment, No. 09-01

Dear Chairman Hanson:

As a residents of Ashton, Maryland and a family that has followed and participated in the review of new development projects that have come before the Planning Board over the past 5 years – more specifically, Ashton meeting place and the proposed car wash, general store north of Route 108.

One of our communities concerns has always been that we wanted to maintain the “*rural village*” image that was adopted in the latest Master Plan and the Overlay Zone. So we are very much in favor of excluding uses that do not conform or fit in a “*rural village*” setting.

However, I think the proposed list, as defined in the zoning text amendment cited above, is overly restrictive and somewhat confusing. For example: It states that the following uses are prohibited – auto filling stations, auto repair & service, building materials and supplies, dry cleaning , eating and drinking establishments, combination retail store, furniture, carpet and related sales and services, newspaper and printing establishments.

Yet, at the intersection of Route 108 and Route 650, we have had for many years as many as three gas station with auto repair, four eating establishments, a hardware store, a dry cleaner (cleaning on premise)a few combination retail stores with newspapers etc. and a tool rental facility which recently closed.

We would like to say that we are in favor of restricting many uses but the list as we see it is excessively restrictive as many of the uses due in fact fit very nicely in our “*rural village*” type community.

We sincerely hope that the County Council will take a very close look at this list and modify it to include many of the uses that we currently have but at the same time exclude those uses that are clearly not village orientated.

Respectfully submitted,

John and Andrea Urciolo