



Kemp Mill Beer and Wine U-Haul Conditional Use, CU 16-13

ET

Emily Tettelbaum, Senior Planner, Area 2 Division, emily.tettelbaum@montgomeryplanning.org, 301-495-4569

KA

Khalid Afzal, Supervisor, Area 2 Division, khalid.afzal@montgomeryplanning.org, 301-495-4650

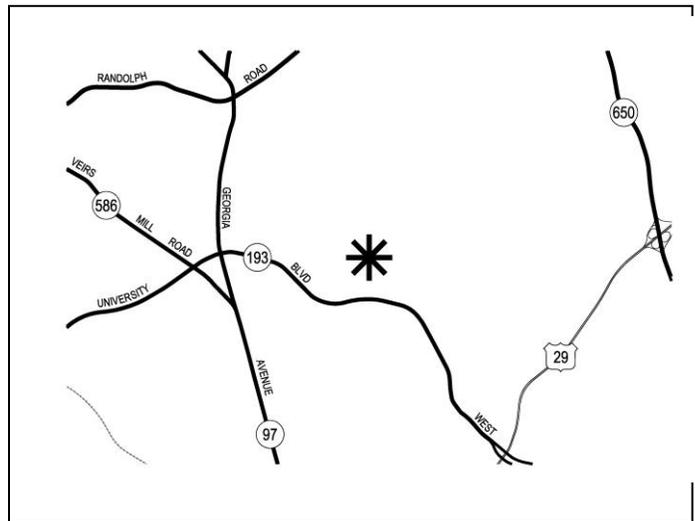
JK

Glenn Kreger, Chief, Area 2 Division, glenn.kreger@montgomeryplanning.org, 301-495-4653

Completed: 9/16/16

Description

- Request to add Light Vehicle Rental to an existing beer and wine store;
- Located at 1339 Lamberton Drive, Silver Spring;
- NR-0.75 H-45 Zone, *Kemp Mill Master Plan*;
- Property area: 6.5 acres;
- Applicant: Bharati Kunwar;
- Filing Date: May 24, 2016;
- Public Hearing by the Hearing Examiner: October 17, 2016.



Summary

- Staff recommends approval with conditions.
- The Applicant was issued a violation notice and civil citation from the Department of Permitting Services (DPS) for operating a U-Haul rental business out of the Kemp Mill Beer and Wine store. In response to the violation notice, the Applicant seeks conditional use approval to validate the existing light vehicle rental use.
- The Applicant proposes to rent out 10-foot long U-Haul trucks, but these trucks are classified as “Heavy Commercial Vehicles” in the Zoning Ordinance due to their height, and may not be rented out under the Light Vehicle Rental use.
- Staff recommends approval of a parking waiver for the four parking spaces required for the proposed use.

STAFF RECOMMENDATION

Staff recommends approval for CU 16-13 subject to the following conditions:

- 1) The Applicant may rent out no more than 21 vehicles or pieces of hauling equipment.
- 2) The following vehicles, classified as “Heavy Commercial” in Section 1.4.2. of the Zoning Ordinance are prohibited:
 - greater than 10,000 pounds gross vehicle weight;
 - rated by the manufacturer with a load capacity of more than one ton;
 - 21 feet long or longer, measured from the extremes of the vehicle, including any object on the vehicle; or
 - more than 8 feet high, with properly inflated tires, measured from the ground to the highest part of the vehicle, including any racks but excluding any antennas.
- 3) Vehicles and equipment must be stored in the parking area on the west side of the Shopping Center, or to the rear (north) of the Shopping Center.
- 4) The rental vehicle parking area in the rear of the Shopping Center must be striped as indicated in the conditional use plan.
- 5) The signage on the front window of the Kemp Mill Beer and Wine Store must be brought into conformance with Section 6.7.9. of the Zoning Ordinance, or the applicant must obtain a sign variance.
- 6) Vehicles and equipment must not be parked in the main Shopping Center parking lot.
- 7) Trailers and hitches must be stored in the parking spaces in the rear of the Shopping Center.

PROJECT DESCRIPTION

Site Description

The 6.5-acre Property is located at the western terminus of Lamberton Drive, approximately 330 feet northwest of the intersection of Lamberton Drive with Arcola Avenue (Figure 1). The Property comprises 1 parcel, described as Part of Parcel A Kemp Mill Shopping Center, in the NR-0.75 H-45 Zone. The Property is irregular in shape and relatively flat in grade, gradually sloping down to the west towards Sligo Creek Park.

The Property has one point of vehicular access, via the western extension of Lamberton Drive from its intersection with Arcola Avenue (Figure 2). All drive aisles within the parking lot allow two-way vehicle movement. Pedestrians can access the Property from the sidewalk along Lamberton Drive that connects Arcola Avenue to the walkway in front of the Shopping Center, or from the west via a paved trail that connects the Shopping Center’s parking lot to the Sligo Creek trail.

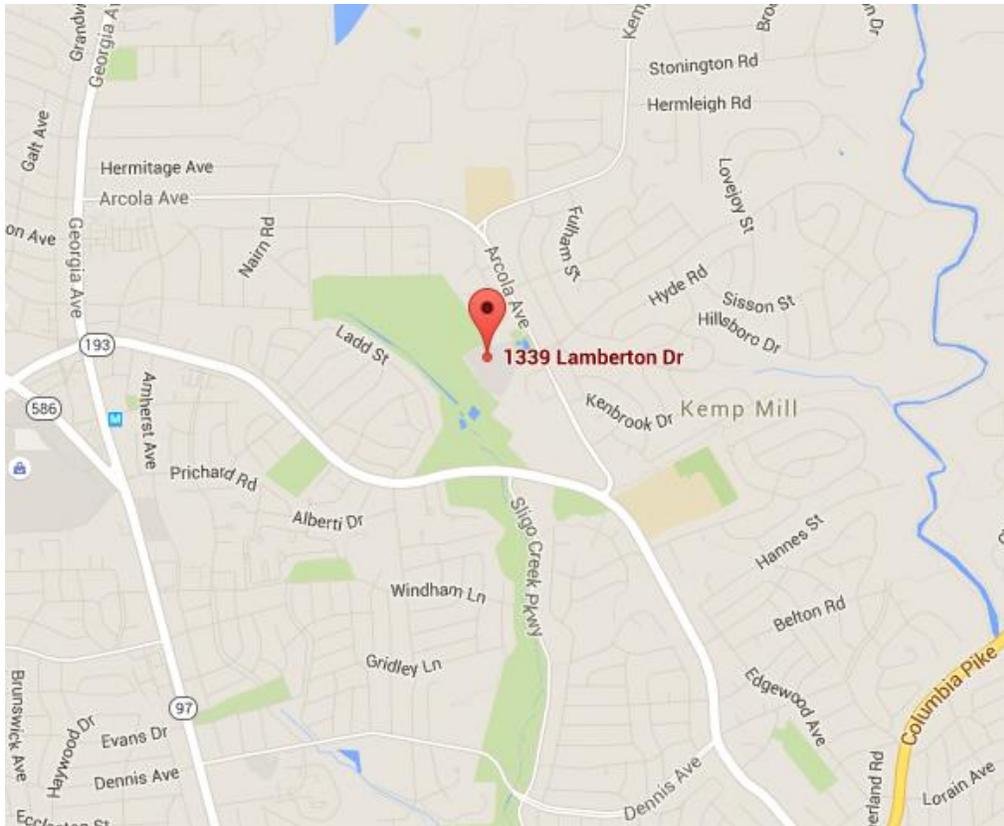


Figure 1: Vicinity Map



Figure 2: Site Map



Figure 3: Kemp Mill Beer and Wine storefront



Figure 4: Kemp Mill Beer and Wine storefront showing existing U-Haul sign

The Property is improved with the Kemp Mill Shopping Center, a pad site with a drive-thru bank, and a large surface parking lot. According to the Maryland Department of Assessments and Taxation, the Property has 59,229 square feet of retail space built in 1970.

The 1,300-square-foot Kemp Mill Beer and Wine Store is located in the middle of the Shopping Center amongst other neighborhood serving retail businesses, and the store has a U-Haul sign in the front window (Figures 3 and 4). The Applicant currently uses two areas of the Property for parking U-Haul rental vehicles and equipment (Figure 5): One area is located to the west side of the Shopping Center and contains 13 marked parking spaces; the other is located to the north side (rear) of the Shopping Center, and does not have any marked parking spaces. These parking areas are not visible from the Shopping Center or from the majority of the Shopping Center’s parking lot.



Figure 5: Existing U-Haul Parking Areas

Neighborhood Description

For the purposes of analyzing this application, the defined neighborhood is generally bound by Kersey Road and the northern lot line of the Yeshiva High School property to the north, Monticello Avenue to the east, Kenbrook Drive and various property lines to the south, and the western lot line of the Sligo Creek Park parcel located adjacent to the Property to the west (Figure 6).

The neighborhood has a diversity of uses including a variety of neighborhood retail stores, restaurants, office buildings, two parks, several institutional uses, detached homes, and townhomes. The Kemp Mill Shopping Center complex is surrounded by the M-NCPPC’s Sligo Creek Park to the north and west, the M-NCPPC’s Kemp Mill Urban Park to the east, and the Parkland Pool Association and the Young Israel Shomrai Emunah Synagogue to the southeast.

The neighborhood includes two other approved conditional use/special exceptions. The Parkland Pool, a community swim club located at 1124 Arcola Avenue, was approved in 1967 (BA 624, 2207), and St. Luke's House, a group home, was approved in 1978 at 1121 Arcola Avenue (BAS 629).

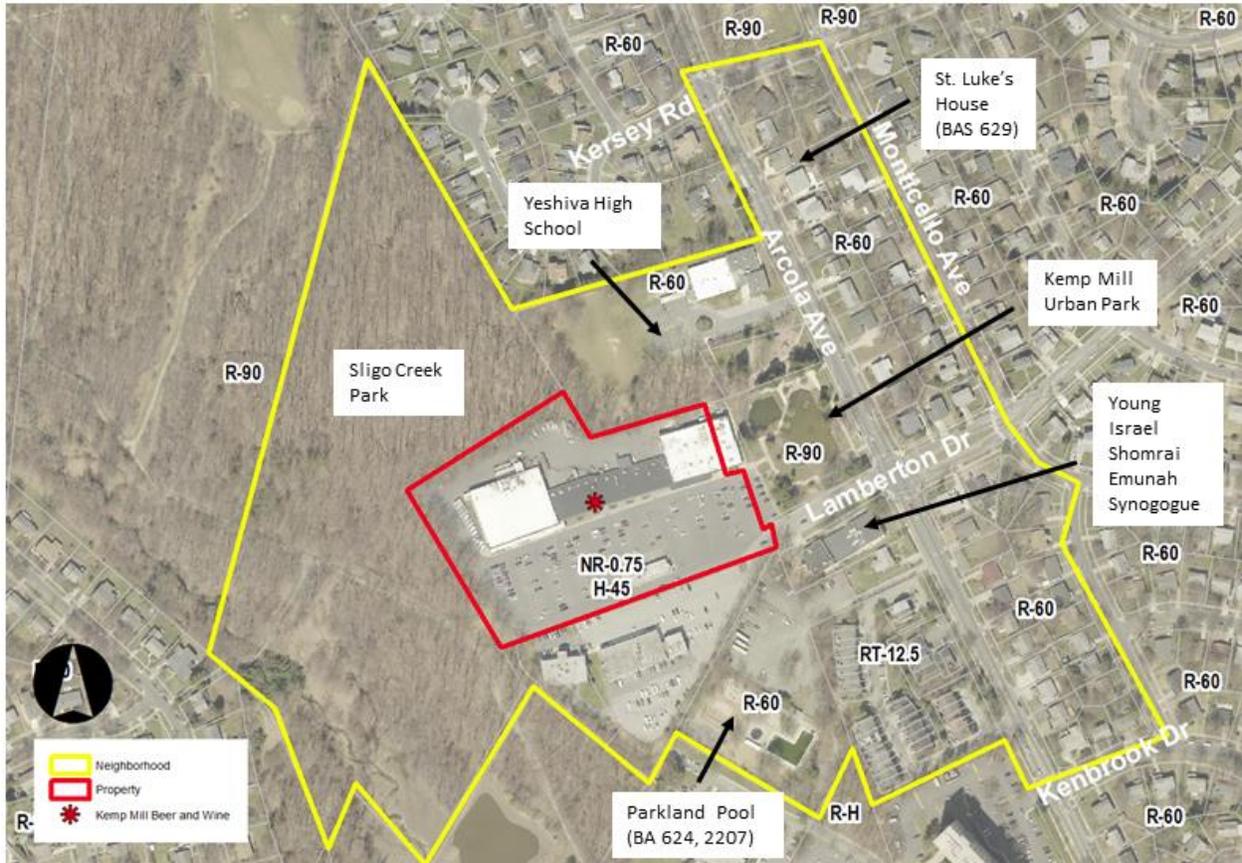


Figure 6: Staff Defined Neighborhood

Zoning and Land Use History

The 1967 *Kemp Mill-Four Corners and Vicinity Master Plan* rezoned the Property from the R-90 to the C-1 (Convenience Commercial) Zone. The 2001 *Kemp Mill Master Plan*, confirmed the C-1 Zone. The Property was rezoned to the NR -0.75 H -45 (Neighborhood Retail) Zone by District Map Amendment G-956 on October 30, 2014.

The Applicant has operated the Kemp Mill Beer and Wine store, a use permitted by right in the NR zone, for approximately 19 years, and the store has been in the present location for approximately seven years. Prior to the current location, the store was located in the strip shopping center on the other side of the parking lot. The Applicant has operated a U-Haul rental dealership out of the Beer and Wine store for the past year. Prior to that, he operated a Budget Rental Truck business for 17 years out of the store's present location and the previous location at the shopping center across Lamberton Drive.

This Application was submitted in response to violation notices issued by the Department of Permitting Services on January 11, 2016, followed by a civil citation issued on March 10, 2016, because the Applicant failed to obtain a Use and Occupancy permit for the vehicle rental operation (Attachment 2).

Proposed Use

The Applicant seeks conditional use approval to validate the existing light vehicle rental facility along with the by-right Beer and Wine store. The Applicant does not propose any changes to the building, site design, or signage, but Staff recommends, as a condition of approval, striping the rear parking area as described later in this section. In the revised Statement of Operations (dated August 17, 2016), the Applicant proposes to rent out 21 vehicles and pieces of hauling equipment consisting of four cargo vans, one pick-up truck, eight 10-foot trucks, and eight trailers. Other moving equipment would also be available including furniture pads and hand trucks. The Applicant indicates that all of these vehicles and hauling equipment are under 10,000 lbs gross vehicle weight (GVW) and fall under the Zoning Ordinance definition of Light Vehicle Sales and Rental. However, the diagram of U-Haul's 10-foot long truck (submitted by the Applicant) indicates that the height of the truck is over eight feet, and would meet the Zoning Ordinance definition of a heavy commercial vehicle (Attachment 3). Heavy commercial vehicles may not be rented out under the proposed light vehicle rental use, and heavy vehicle rental is not allowed in the NR Zone.

Section 59.1.4.2.C. Commercial Vehicle, Heavy: Any motor vehicle, tandem axle trailer, or semi-trailer used for carrying freight or merchandise, or used in any commercial enterprise that is:

1. *greater than 10,000 pounds gross vehicle weight;*
2. *rated by the manufacturer with a load capacity of more than one ton;*
3. *21 feet long or longer, measured from the extremes of the vehicle, including any object on the vehicle; or*
4. *more than 8 feet high, with properly inflated tires, measured from the ground to the highest part of the vehicle, including any racks but excluding any antennas.*

The Applicant submitted a copy of a Use and Occupancy permit from another U-Haul rental business located at Ethio Addis Beer and Wine store in Silver Spring with a note that says, "The 10ft truck meets the standard for light commercial vehicle" (Attachment 4). Planning Staff consulted the Department of Permitting Services (DPS) who clarified that in the case of the Ethio Addis Beer and Wine store, the 10-foot long truck met the definition of a light commercial vehicle. DPS explained that a 10-foot long U-Haul truck that is over 8-feet tall would not be allowed under the light vehicle rental use. The Applicant was informed of the DPS interpretation prior to submitting the application. Staff is recommending a condition of approval that prohibits Kemp Mill Beer and Wine from renting out any heavy commercial vehicle, as defined in the Zoning Ordinance.

The Applicant plans to continue use of the existing parking areas to the side and the rear of the Shopping Center. The conditional use plan indicates that eight parking spaces will be located in the rear of the Shopping Center for storage of hauling equipment (pieces of equipment may be double parked). Although walk-in customers can rent vehicles or equipment, the majority of customers make reservations in advance. The rental contract is completed inside the store, and a staff member walks with the client out the back door and across the drive aisle, or out the front of the store and around the corner, to obtain a vehicle or piece of equipment. Vehicles can be returned after hours, and a key drop box is located adjacent to the rear door of the Beer and Wine store.

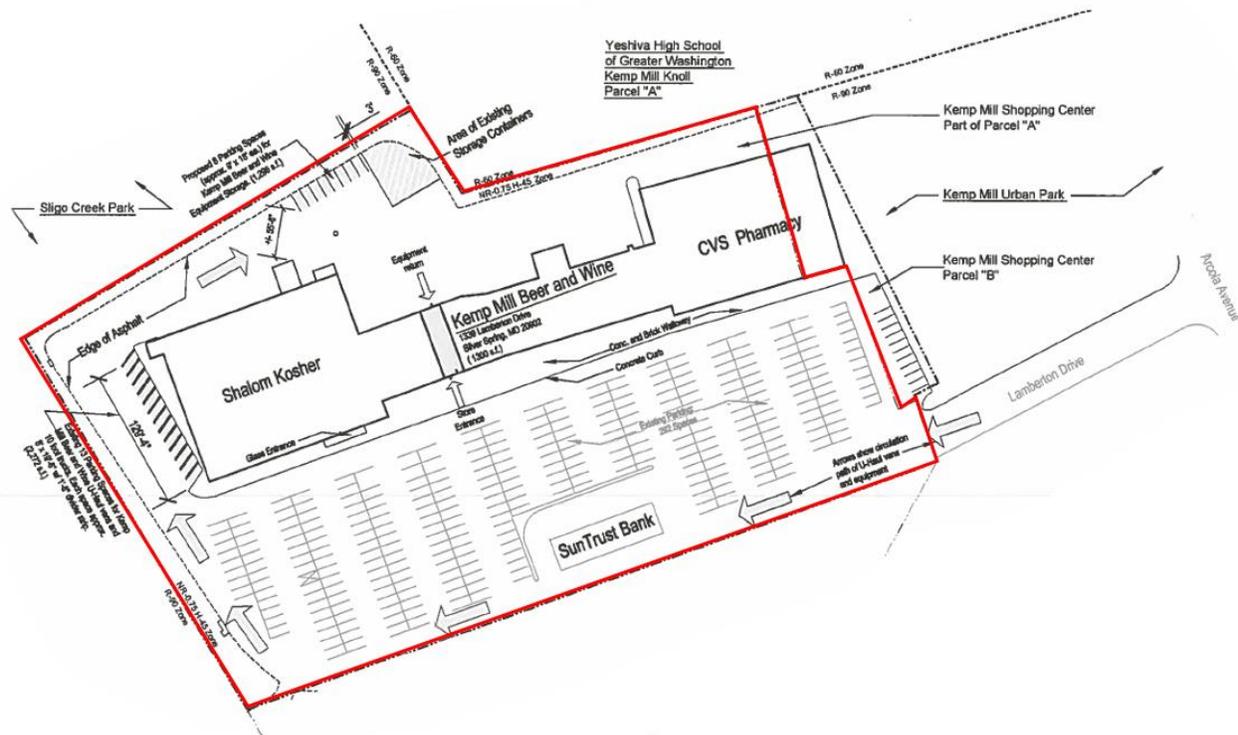


Figure 7: Conditional use plan (Property outlined in red)

Three employees will work at both the Beer and Wine store and the vehicle rental business. The Applicant proposes to operate the vehicle rental business from 7:00 a.m.- 7:00 p.m., but upon request the Applicant indicates that he will meet a customer earlier than 7am. The Beer and Wine Store stays open until 9:00 p.m., but the Applicant indicated to staff that he does not rent out vehicles or equipment after 7:00 p.m. because the store only has one staff person on-site from 7:00–9:00 p.m. A sign in the store’s window instructs customers who drop vehicles off after 6:00 p.m. to drop keys in the key box located behind the store, and to park in one of the two designated parking areas on the side of, or behind, the Shopping Center. The Applicant currently rents out U-Haul vehicles and equipment to an average of 50-60 clients per week, and the busiest times of the week are Saturday and Sunday mornings.

ANALYSIS

Master Plan

The Property is within the 2001 *Kemp Mill Master Plan* (the “Master Plan”) area. The Master Plan includes language about the Kemp Mill Shopping Center and the neighboring commercial area, and recognizes the role of the commercial center “as a focal point for the surrounding residential neighborhoods.”

The proposed U-Haul facility is consistent with the Plan’s vision of a neighborhood commercial center. The vehicles and equipment are of an appropriate size and scale (limited to vans and pick-up trucks by Staff’s recommended conditions of approval) to be used by community members and small businesses. The vehicles and equipment will be stored out of sight, and they will not detract from the neighborhood retail experience of the Shopping Center.

While the Master Plan did not recommend any zoning changes for the Property, it contemplated the future redevelopment of the Kemp Mill Shopping Center:

When redevelopment for the Kemp Mill Shopping Center occurs, it should include non-vehicular access through the parking lot from the sidewalk on Arcola Avenue to the trail in Sligo Creek Park. This access should be landscaped and separated from free flowing interior vehicular movements. Pedestrian access to the stores within the shopping center should be improved as well. (p. 24)

The Master Plan elaborates on the development process that would trigger the requirement for the non-vehicular improvements at the Kemp Mill Shopping Center:

Whichever development process is triggered at the time of redevelopment, subdivision review or parking facility review, this Plan recommends that safe, paved access to the shopping center stores be provided at the periphery of the parking lot and that the paths, sidewalks and trails that today stop at the shopping center property boundary be connected to the paved pedestrian circulation within the shopping center. (p. 55)

Because this Applicant does not propose any redevelopment, the Master Plan’s recommended non-vehicular improvements are not relevant to this application.

Transportation

Master-Planned Roadway, Bikeway, and Transitway and Pedestrian Facilities

The Master Plan designates Arcola Avenue as a four-lane arterial, A-54, with a recommended Class I bikeway, PB-3, on the west side, within the 80-foot wide right-of-way. The segment of Lamberton Drive west of Arcola Avenue that serves as access to Kemp Mill Urban Park and the Kemp Mill Shopping Center is owned by the Maryland-National Capital Park and Planning Commission. This segment of

Lamberton Drive has an existing right-of-way that varies from 62 to 78 feet. East of Arcola Avenue, Lamberton Drive is designated as a primary residential street, P-2. The Master Plan recommends a Class I bikeway, PB 2, along both segments of Lamberton Drive.

Transit Service

The Ride On Route 9 operates along Arcola Avenue with 30-minute headways on weekdays and weekends. Bus stops are located at the intersection of Arcola Avenue and Lamberton Drive.

Pedestrian and Bikeway Facilities

There is a three-foot wide sidewalk with no green panel along the north side of Lamberton Drive leading to the Shopping Center from Arcola Avenue. It traverses the west side of the Kemp Mill Urban Park and connects to a 12-foot wide sidewalk along the store fronts of the Shopping Center.

Along the south side of Lamberton Drive (that fronts Young Israel Shomrai Emunah Synagogue), there is a seven-foot wide sidewalk/shared use path (PB-2) with a 14 to 21-foot wide green panel that terminates at the entrance into the Shopping Center.

The intersection of Lamberton Drive and Arcola Avenue has pedestrian crosswalks and handicap ramps. On Arcola Avenue and on Lamberton Drive east of Arcola Avenue, there are four-foot wide sidewalks with green panels between the sidewalk and curb in all but the northwest corner of the intersection. To the south, there are worn choice pedestrian paths connecting the Shopping Center with the residential developments to the south. To the west, there is a trail connection to the Sligo Creek Stream Valley Trail.

Transportation Adequate Public Facilities (APF) Review

For the Local Area Transportation Review (LATR) test, the Applicant proposes to operate the U-Haul rental business primarily between 7:00 a.m. and 7:00 p.m. on weekdays, with occasional extended hours based on customer requests. These hours of operation are within the weekday morning peak period (6:30 to 9:30 a.m.) and the evening peak period (4:00 to 7:00 p.m.).

Based on the Applicant's traffic statement, the proposed U-haul rental facility will generate fewer than 10 additional peak-hour trips in the weekday morning and evening peak-hours. A traffic study is not required to satisfy the LATR test because the proposed use will generate fewer than the threshold of 30 additional total peak-hour trips for a traffic study.

The Property is located in the Kensington/Wheaton Policy Area, which has inadequate transit capacity. However, the Transportation Policy Area Review (TPAR) payment of 25% of the Development Impact Tax will not be required because no increase in the square footage of the existing building is proposed.

Environment

Environmental Guidelines

There are no forests, wetlands, or other environmental features on the Property.

Forest Conservation

This application is exempt from the Forest Conservation Plan requirements under Section 22A-5(q)(1) of the Forest Conservation Law (Plan #42016204E).

Community Outreach

During a site visit on June 17, 2016, Staff observed that the application sign was located in the front window of the Beer and Wine store rather than along the Property's frontage as required under Section 7.5.2.C. The Hearing Examiner directed the Applicant to move the application sign to the required location, and the Applicant submitted a photograph showing the sign posted on Arcola Avenue, satisfying the noticing requirement.

The Applicant submitted a petition signed by 100 community members and business owners who support the continuation of the Applicant's current U-Haul Rental business at this location. The Shopping Center property manager contacted Staff to ask if the Applicant's proposed parking area in the rear of the Shopping Center would impact the Shopping Center's parking requirement. Staff has received no other correspondence about this application.

Parks

The Property abuts two M-NCPPC owned parks, and Planning Staff contacted M-NCPPC Parks Staff, but received no formal comments on the application.

FINDINGS

Conditions for Granting a Conditional Use

Section 7.3.1.E Necessary Findings¹

To approve a conditional use application, the Hearing Examiner must find that the proposed development:

Section 7.3.1.E.1.a. *satisfies any applicable previous approval on the subject site or, if not, that the previous approval must be amended;*

No applicable previous approvals exist.

¹ Section 7.3.1.E.2, Section 7.3.1.E.4, and Section 7.3.1.E are not applicable to this application and are not included in this report.

Section 7.3.1.E.1.b. *satisfies the requirements of the zone, use standards under Article 59-3, and to the extent the Hearing Examiner finds it necessary to ensure compatibility, meets applicable general requirements under Article 59-6;*

Use Standards for Light Vehicle Sales and Rental (Outdoor) in Article 59-3

Light Vehicle Sales and Rental is a conditional use allowed in the NR Zone. The use standards under Section 3.5.2.C.2 apply only if “the subject lot abuts or confronts a property zoned Agricultural, Rural Residential, or Residential Detached that is vacant or improved with an agricultural or residential use.” Some of the lots that abut the Subject property are in a Residential Detached zone, but they are not vacant or improved with an agricultural or residential use, so the use standards do not apply to this Application.

Development Standards under Article 59-4

Section 7.7.1.A deems a legal structure or site design that existed on October 30, 2014 to be conforming and allows the structure and site design to be continued, renovated, repaired or reconstructed if the floor area, height, and footprint of the structure are not increased. On October 30, 2014, the Property was zoned C-1, and Staff has no evidence to suggest that the structure and site design were not legal on that date, so the existing structure and site design may be continued even if the Property does not meet the standards of the current NR zone.

General Development Requirements under Article 59-6

The Application has been reviewed for conformance with Article 6, General Development Requirements. Specifically, Staff has found the following Divisions apply in order to ensure the compatibility of the proposed conditional use: Division 6.2 Parking, Queuing and Loading; and Division 6.7 Signs. Unless otherwise noted, any sub-sections not listed were considered not applicable to the Application.

Because the Application does not propose any modifications to the existing building or the installation of any new outdoor lighting fixtures, Division 6.1 Site Access, Division 6.3 Open Space and Recreation, and Division 6.4 General Landscaping and Outdoor Lighting do not apply. The Property does not abut another property in an Agricultural, Rural Residential, or Residential zone that is vacant or improved with an agricultural or residential use, so the screening requirements in Division 6.5 do not apply. Division 6.6 Outdoor Storage does not apply to the outdoor sale, lease, or rental of motor vehicles and equipment as part of a properly allowed use.

Division 6.2. Parking, Loading, and Queuing

Section 6.2.4. Parking Requirements

The existing surface parking lot, which includes the parking spaces on the adjacent parcel to the east (Parcel B), is shared among all the businesses in the Shopping Center and the office building on Parcel B. The conditional use plan indicates that the parking

lot has 292 parking spaces. Thirteen of those spaces are proposed for use as U-Haul parking, so 279 spaces would be available for customer and employee parking.

Staff could not locate a record of the original approval for the Shopping Center to verify that the parking lot was approved for a sufficient number of spaces to accommodate the additional parking spaces required for the proposed use, so Staff calculated the parking requirement based on the 2014 Zoning Ordinance. The property manager provided Staff with information about the square footage of retail, office, and restaurant uses in the Shopping Center and the adjacent office building.

Parking Required for the Kemp Mill Shopping Center and the office building on adjacent Parcel B

Use	Metric	Gross floor area	Number of spaces required
Retail	5 spaces per 1,000 SF of Gross Leasable Area	57,760 sf	288
Office	2.25 spaces per 1,000 SF of Gross Leasable Area	8,600 sf	22
Restaurant	4 spaces per 1,000 SF for Patron Use	3,700 sf	15
279 spaces provided			325 spaces required

Parking Required for Proposed Use

Use	Metric	Square Footage	Number of spaces required
Light Vehicle Rental	2.5 spaces per 1,000 sf of gross leasable area	1,300	4

Although the existing number of parking spaces (279) and the site design of the parking lot do not satisfy the requirement of the 2014 Zoning Ordinance, the existing Shopping Center parking lot is conforming (“grandfathered”) under Section 7.7.1.A.1. However, given Staff’s calculation, the four additional spaces required for the proposed use cannot be accommodated within the existing parking lot. Staff supports a waiver of the four required spaces under Section 6.2.10 because the existing parking lot meets the intent of Division 6.2 to provide adequate parking in a safe and efficient manner. The Applicant indicates that the Shopping Center parking lot is relatively empty during the weekends, when the vehicle rental business is busiest, so the existing parking lot can accommodate the parking spaces required for the proposed use. Staff notes that some of the establishments in the Shopping Center, including the nearby grocery store, are closed on Saturdays.

No bicycle parking is required for the proposed use.

Division 6.7. Signs

Section 6.7.9. Commercial/ Residential, Employment, and Industrial Zones

Section 6.7.9.A.2.a allows one sign for each customer entrance to a store, but Staff observed four signs on the front window of the Beer and Wine store (Figure 4).

Therefore, Staff recommends a condition of approval requiring the Applicant to comply with Division 6.7. or obtain a sign variance under Section 7.4.4.

Section 7.3.1.E.1.c.

substantially conforms with the recommendations of the applicable master plan;

As discussed on page 9 of this report, the Property is located within the boundaries of the 2001 *Kemp Mill Master Plan* area, and the Application substantially conforms with the recommendations of the Master Plan.

Section 7.3.1.E.1.d.

is harmonious with and will not alter the character of the surrounding neighborhood in a manner inconsistent with the plan;

The proposed light vehicle rental facility, as conditioned in this report, will be harmonious with, and will not alter, the character of the surrounding neighborhood in a manner inconsistent with the plan. The proposed use is commercial in nature and as such fits in with the character of the strip Shopping Center. The vehicles will be stored out of sight to the side of and behind the Shopping Center, and the use will not detract from the neighborhood focus of the shopping area.

Section 7.3.1.E.1.e.

will not, when evaluated in conjunction with existing and approved conditional uses in any neighboring Residential Detached zone, increase the number, intensity, or scope of conditional uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area; a conditional use application that substantially conforms with the recommendations of a master plan does not alter the nature of an area;

Within the defined neighborhood, there are two approved special exceptions/conditional uses that are in the neighboring R-60 Zone. The proposed conditional use is in a commercial area, and it will not increase the number, intensity, or scope of conditional uses sufficiently to affect the area adversely, nor will the proposed use alter the predominantly residential nature of the surrounding neighborhood. As described on page 9, the conditional use application substantially conforms with the recommendations of the 2001 *Kemp Mill Master Plan*, and thus does not alter the nature of the area.

Section 7.3.1.E.1.f.

will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate

public facilities test is currently valid and the impact of the conditional use is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required and:

- i. if a preliminary subdivision plan is not filed concurrently or required subsequently, the Hearing Examiner must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage; or*
- ii. if a preliminary subdivision plan is filed concurrently or required subsequently, the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage; and*

A preliminary plan of subdivision is not required for this Application, and the Hearing Examiner must find that the proposed use will be served by adequate public services and facilities. Due to the nature of the proposed use, and because the Applicant will not expand the building or the parking lot, there will be no additional burden on schools, police and fire protection, water, sanitary sewer and storm drainage. The single area of increased demand on public facilities will be on transportation services. As discussed on pages 9-10 of this report, the transportation network can accommodate the proposed use. Therefore, the proposed use will be served by adequate public services and facilities.

Section 7.3.1.E.1.g

will not cause undue harm to the neighborhood as a result of a non-inherent adverse effect alone or the combination of an inherent and a non-inherent adverse effect in any of the following categories:

- i. the use, peaceful enjoyment, economic value or development potential of abutting and confronting properties or the general neighborhood;*
- ii. traffic, noise, odors, dust, illumination, or a lack of parking; or*
- iii. the health, safety, or welfare of neighboring residents, visitors, or employees.*

Staff has identified the following inherent physical and operational characteristics of the proposed use: (1) the physical presence of rental vehicles and associated parking facilities; (2) lighting associated with the building; and (3) physical activity and traffic associated with employees and patrons traveling to and from the site. Non-inherent adverse effects may result from a situation unique to the physical location, operation, or size of a proposed use. There are no non-inherent impacts from this use. There is no expected undue harm to the neighborhood either as a result of the non-inherent adverse effects alone, or a combination of inherent or non-inherent adverse effects.

There are no adverse effects that will negatively impact the community above and beyond those inherent to the light vehicle sales and rental use. The Applicant is proposing to rent 21 vehicles or pieces of hauling equipment, and staff is recommending a condition of approval that will prohibit heavy vehicles. With these limitations, the operational and physical characteristics of the proposed light

vehicle rental use are consistent with the inherent characteristics of other light vehicles rental establishments.

The proposed use will not disturb the use, peaceful enjoyment, economic value, or development potential of abutting and confronting properties or the general neighborhood. No modifications are proposed to the existing building or site design. The Property abuts and confronts only non-residential properties and the proposed use will not have a detrimental impact to the use, peaceful enjoyment or economic value of those properties. Parking facilities for the rental vehicles and equipment are well screened from most vantage points, and will have minimal impact to the neighboring properties.

The proposed use will not have an adverse impact due to traffic, noise, dust, illumination, or a lack of parking. Traffic will be accommodated by the adjacent roadway network, with direct access to the Property from Lamberton Drive. The use will generate minimal noise, odors, or dust. The existing illumination for the Shopping Center will accommodate the proposed use. Parking is sufficient to accommodate rental vehicles, employees, and customers.

There will be no undue harm to the health, safety, or welfare of neighboring residents, visitors, or employees because the proposed Conditional Use meets all applicable development standards, has adequate and safe circulation in and around the site, and will be adequately served by public services and facilities.

Section 7.3.1.E.3

The fact that a proposed use satisfies all specific requirements to approve a conditional use does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require conditional use approval.

Staff recommends approval with conditions.

Section 7.3.1.E.5

The following conditional uses may only be approved when the Hearing Examiner finds from a preponderance of the evidence of record that a need exists for the proposed use to serve the population in the general neighborhood, considering the present availability of identical or similar uses to that neighborhood:

- a. Filling Station;*
- b. Light Vehicle Sales and Rental (Outdoor);*
- c. Swimming Pool (Community); and*
- d. the following Recreation and Entertainment Facility use: swimming pool, commercial.*

No other light vehicle rental businesses are located within the Staff defined neighborhood. The Applicant indicates that there are three similar rental businesses within a six to seven-mile radius, and that none of the other three locations opens earlier than 9:00 a.m. According to the Applicant, the Beer

and Wine store is the only light vehicle rental business that is open at 7:00 a.m. The Applicant states that the availability of vehicles as early as 7:00 a.m. (or earlier upon request) is crucial to the community. In addition, the Applicant submitted a sales report from U-Haul showing that during the year-to-date period ending on March 28, 2016, the Kemp Mill Beer and Wine store averaged 100 rentals per week. In the four-week period prior to March 28, 2016, the location averaged 46 rentals per week (Attachment 6).

Based on Staff's Internet research, the Applicant's statement about similar businesses located within a six to seven-mile radius is not accurate. Staff identified ten truck rental businesses within a seven-mile radius, not including the Applicant's existing U-Haul rental business (Attachment 7). The closest truck rental business (Budget at White Oak located on New Hampshire Avenue) is 3.8 miles away from the Property. Seven out of the ten truck rental businesses within the seven-mile radius open before 9:00 a.m. on most days of the week. On Saturdays, five out of the ten truck rental businesses open before 9:00 a.m. On Sundays, however, only three out of the ten other business open before 9:00 a.m., and the closest (Budget Truck Rental located on Parklawn Drive) is over five miles away.

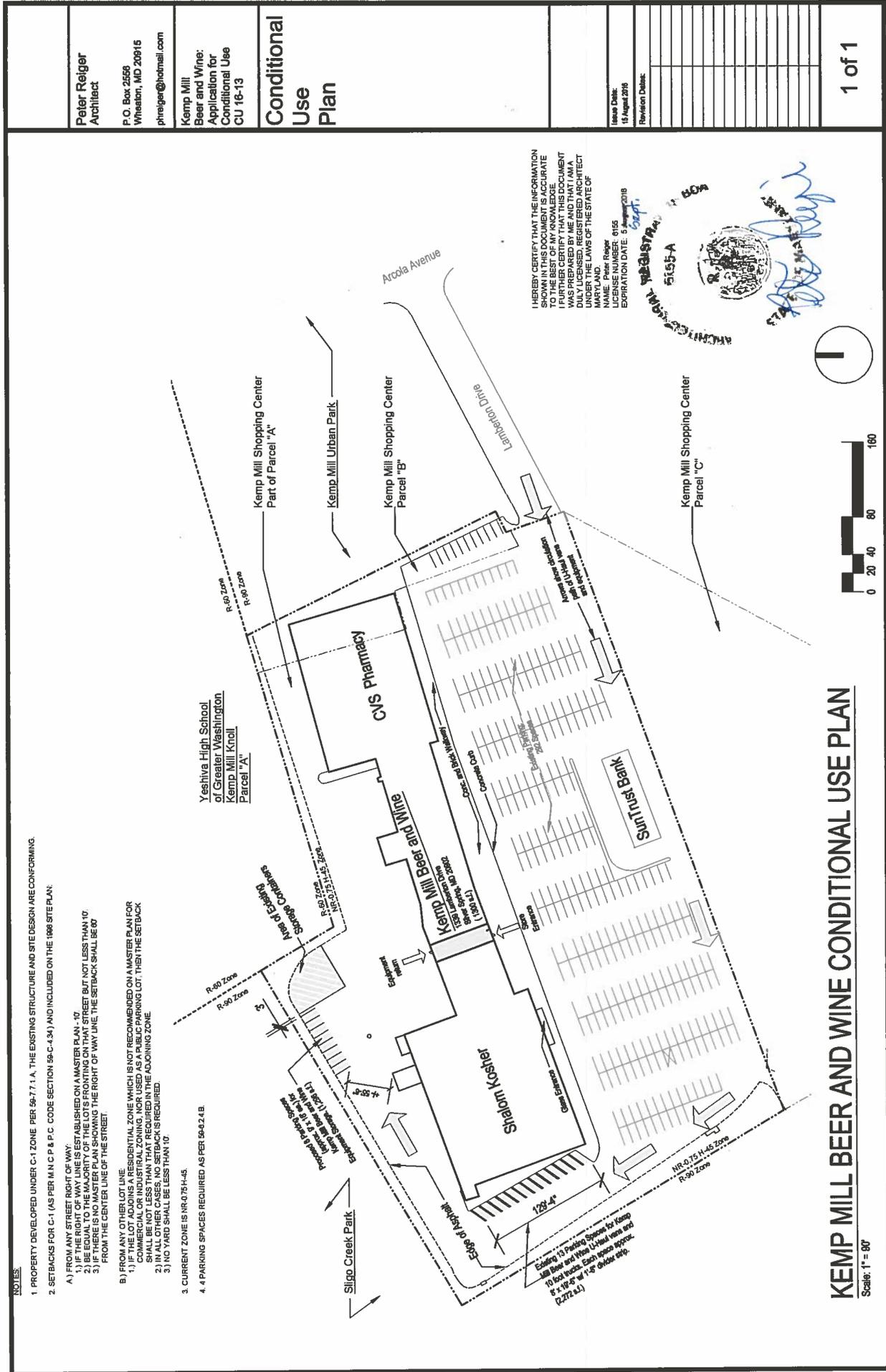
Although Staff research does not support the Applicant's statement about the similar businesses within the defined seven-mile radius, it appears that the Kemp Mill Beer and Wine store offers vehicle rentals earlier than most of the other similar businesses in the general vicinity on Sundays. Given the nature of this business, Staff finds that a need exists in the general neighborhood for a vehicle rental service that opens early on both weekend days. In addition, the sales data (and the evidence of 46 to 100 rentals per week), along with the petition signed by 100 community members and business owners, provides evidence that the need exists at this location for a light vehicle rental business.

CONCLUSION

The proposed outdoor light vehicle rental use complies with the general conditions and standards for a conditional use. The proposed use is consistent with the goals and recommendations of the 2001 *Kemp Mill Master Plan*, and it will not alter the character of the surrounding neighborhood. Further, it will not result in any unacceptable noise, traffic, or environmental impacts on surrounding properties. Staff recommends approval with conditions.

ATTACHMENTS

1. Conditional use plan
2. Violation & civil citation notice
3. Diagram of 10-foot-long U-Haul Truck
4. Ethio Addis Beer and Wine use and occupancy permit
5. Forest conservation exemption
6. U-Haul sales report
7. List of nearby truck rental businesses



NOTES:

1. PROPERTY DEVELOPED UNDER C-1 ZONE PER 96-7.1.A, THE EXISTING STRUCTURE AND SITE DESIGN ARE CONFORMING.
2. SETBACKS FOR C-1 (AS PER M.N.C.P.C. CODE SECTION 59-C-4.3A) AND INCLUDED ON THE 1988 SITE PLAN.
 - A.) FROM ANY STREET RIGHT OF WAY.
 - 1.) IF THE RIGHT OF WAY LINE IS ESTABLISHED ON A MASTER PLAN - 10'.
 - 2.) IF THE RIGHT OF WAY LINE IS NOT ESTABLISHED ON A MASTER PLAN - 10'.
 - 3.) IF THE RIGHT OF WAY LINE IS ESTABLISHED ON A MASTER PLAN SHOWING THE RIGHT OF WAY LINE, THE SETBACK SHALL BE 80' FROM THE CENTER LINE OF THE STREET.
 - B.) FROM ANY OTHER LOT LINE.
 - 1.) RESIDENTIAL ZONE WHICH IS NOT RECOMMENDED ON A MASTER PLAN FOR COMMERCIAL OR INDUSTRIAL ZONING, NOR USED AS A PUBLIC PARKING LOT, THEN THE SETBACK SHALL BE NOT LESS THAN THAT REQUIRED IN THE ADJOINING ZONE.
 - 2.) IN ALL OTHER CASES, NO SETBACK IS REQUIRED.
 - 3.) NO YARD SHALL BE LESS THAN 10'.
3. CURRENT ZONE IS NR-0.75 H-45.
4. 4 PARKING SPACES REQUIRED AS PER 96-42.4.B.

I HEREBY CERTIFY THAT THE INFORMATION SHOWN IN THIS DOCUMENT IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME AND THAT I AM A DULY LICENSED, REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

NAME: Peter Reiger
 LICENSE NUMBER: 0155
 EXPIRATION DATE: 5 August 2018



KEMP MILL BEER AND WINE CONDITIONAL USE PLAN

Scale: 1" = 80'

Peter Reiger
 Architect

P.O. Box 2556
 Wheaton, MD 20815
 phreiger@hotmail.com

Kemp Mill
 Beer and Wine:
 Application for
 Conditional Use
 CU 18-13

Conditional Use Plan

Issue Date:
 15 August 2018

Revision Datab:

ATTACHMENT 2



MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166

NOTICE OF VIOLATION

FOR MONTGOMERY COUNTY, MARYLAND the undersigned issuer, being duly authorized, states that:

On, 1-11-16 the recipient of this NOTICE, Stephanie McQueeney
Date Recipient's Name

who represents the permittee/defendant, Kamp Hill Shopping Center Limited Partnership
Permittee's Name

is notified that a violation of Montgomery County Code, Section: CH 59-74.2A.1

exists at: 1339 Lumberport Dr Location Case # 2000-49587 + 370811

The violation is described as : Failure to obtain a use and occupancy
permit for Light Vehicle Sales and Rental

The following corrective action(s) must be performed immediately as directed, Obtain a
use and occupancy permit for Light Vehicle Sales and Rental
or Cease use

See attached Inspection Report(s) for additional violations and/or required corrective actions.

An inspection fee of \$ is required in addition to any application fee(s).
Compliance Time: 30 Days Re-inspection Date(s): Feb 10, 2016 Permit Number: Code/Edition:

Failure to comply with this notice will result in the issuance of one or more \$500.00 civil citations.

A STOP WORK ORDER is also issued this date at the above referenced project. All construction
activities on these premises must cease immediately. Only those activities required to correct violations
may continue. Permission is required to resume construction.

ISSUED BY: Sergio Hurtado Printed Name Signature Date 1-11-16

Phone No.: 240 447 3471

RECEIVED BY: Stephanie McQueeney Printed Name Signature Date 1/11/2016

Phone No.: 301 649 5200 Sent by Registered Mail/Return Receipt On:

RECIPIENT'S SIGNATURE ACKNOWLEDGES RECEIPT OF A COPY OF THIS NOTICE OF VIOLATION

75400-45202

3Z40952754

UNIFORM CIVIL CITATION

WITNESS

RELATED CASE NO./ CITATION(S) →

District Court of Maryland for

MONTGOMERY COUNTY
191 E. Jefferson Street Rockville MD 20850

Address Permitting Services
County/Municipality/State of Maryland Montgomery Agency Permitting Services

vs. Kemp Mill Shopping Center Limited Partnership
Defendant's (Last) Name 1339 Lamberton Drive First Middle

Current Street Address Silver Spring Montgomery MD 20902 Apt. No.

City Montgomery County Montgomery State MD Zip 20902

DOB Height Weight Sex Race Hair Eyes
Telephone No. Day/Night: E-mail:

Based on personal knowledge of the undersigned officer the attached affidavit, the Defendant is charged with failure to obtain a UIC and occupancy permit to operate a Light Vehicle sales and rental

at 3:50 AM PM on 31 19 16
Time Month Day Year

at 1339 Lamberton Dr Silver Spring MD 20902
Location of Offense

Montgomery County, MD in violation of: Md. Ann. Code Municipal Infraction/County Ordinance/Public Local Law/Local Code COMAR

Document/Article County Code Section 59 Sub Section 7.4.2 Paragraph A.1

Each day a violation continues is a separate infraction subject to an additional citation.

I sign my name as a receipt of a copy of this Citation and not as an admission of guilt. I will comply with the requirements set forth in this Citation.
 Defendant's Signature Charles Kimball/Corporate

INSTRUCTIONS

YOU MUST APPEAR IN COURT. A notice of trial date will be mailed to you.
 YOU MAY PAY A FINE of \$ 500 (entire amount required) by 3-31-16 to the:

District Court. Payment of the fine will not close the case if abatement action is pending.

Agency/Municipality Office of the County Attorney
at 101 Monroe Street Rockville MD 20850
Payment Location

and AVOID TRIAL. This will be deemed an admission of guilt and a trial date will not be set.

YOU MAY ELECT TO STAND TRIAL by sending your request in writing to the:

District Court
 Agency/Municipality Office of the County Attorney
in writing by 3-25-16 at 101 Monroe Street
Date Address
Rockville MD 20850

DO NOT SEND PAYMENT OF FINE. The District Court will mail you a notice of your trial date, time, and location. AT TRIAL the Court may impose a fine up to the maximum allowed by statute plus court costs.

IN ADDITION, Montgomery County Agency/Municipality is seeking abatement of this infraction.

You may be ordered to abate this infraction or be assessed the costs for the abatement, as well as a fine of up to \$1,000, plus court costs. Payment of the preset fine will not satisfy the abatement action and an order of abatement may still be entered against you.

- FAILING TO APPEAR OR PAY THE FINE MAY RESULT IN A WARRANT BEING ISSUED FOR YOUR ARREST.
- FAILING TO PAY THE FINE OR REQUEST A TRIAL DATE: will deem you liable for the fine assessed; the fine may be doubled and/or a judgment on affidavit may be entered against you including an order of abatement.
- FAILURE TO APPEAR FOR A REQUESTED TRIAL DATE: the fine may be doubled and a judgment on affidavit entered against you.

I solemnly affirm under the penalties of perjury, and based upon personal knowledge or the attached affidavit, that the contents of this citation are true and that I am competent to testify on these matters.

The Defendant is not now in the military service, as defined in the Servicemembers Civil Relief Act.

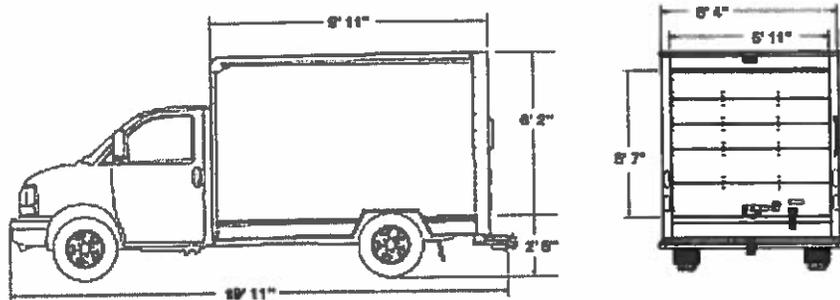
Sergio Hurtado 3-10-16
Issuing Officer's Signature Officer's Printed Name Date
Permitting Services DZSPE 07507 2404473471
Agency Sub-Agency I.D. No. Telephone

DC-028 (Rev. 10/2014) Print Date 10/2014

PROSECUTOR'S COPY

➤ Loading ramp: None

ATTACHMENT 3



Features

- Fuel economy gauge
- Driver's side Air Bag
- Seats for 2 adults
- Automatic transmission
- Air conditioning
- Gentle-Ride suspension
- Disc brakes
- 29" Low Deck
- Fuel-efficient V-8
- Hitch with 2" ball
- Tie downs
- Rub rails

Capacity

- Volume: 402 cu. ft.
- Max load: 2,810 lbs.
- Gross vehicle weight: 8,600 lbs. max.
- Empty weight: 5,790 lbs.
- Towing capacity: Up to 6,000 lbs.

Fuel

- Unleaded fuel
- Fuel tank capacity: 31 gal.
- Miles per gallon: 12 mpg max.

All rental truck and trailer measurements are approximate. The equipment you receive may vary in size, based on the engineering/design specifications of multiple-production models.

The miles per gallon calculations are estimations for ideal driving circumstances. Many conditions can affect this number, including driving with a load, road grades, weather conditions and vehicle speed.

Loading and driving tips

How to Estimate How Much Fuel is Needed Before Returning a Moving Truck

Easily refuel your moving truck before returning it, using the

How to Load a Queen Mattress into a U-Haul Cargo Van

Learn how to load your mattress into a U-Haul Cargo Van. Cargo Van's can fit up to a Queen Size bed. Cargo vans are

DPS

DPS
[Signature]



Department of Permitting Services
Division of Building Construction
255 Rockville Pike, 2nd Floor
Rockville, MD 20850-4186
Phone: 311 in Montgomery County or (240) 777-0311
Fax (240)-777-6262
http://www.montgomerycountymd.gov/permitting-services

DPS

Application for Use and Occupancy Certificate

Certificate AP# 2055810 Building AP# W/A

A. Type of Application

- Type: Use and Occupancy Open Land Use Home Health Practitioner Home Child Care Provider < 12 Children Shell and Core Change of Use Other Light Vehicle Rental
- Principle Use: (Check one)
 Assembly Educational Mercantile Place of Worship Storage Multi-Family -OR- Multi-Family Senior Building: # of Units _____
 Boarding House Hotel Misc. Structure Public Utility Townhouse Business* Industrial Motel Restaurant Construction Trailer

*If Business, please specify use: _____

B. Location of Building Premise

Street Number: 14 Street: Randolph Rd Zip: 20904
Town/City: Silver Spring M.D.
Lot: _____ Block: _____ Parcel: _____
Floor: _____ Suite: _____ Unit/Bay/Store#: _____

C. Owner's Information

Property Owner's Name: H.W. Lew Email: gbekele@27674.com
1507 GAINSBOROUGH Rd Potomac MD 20854
Address City State Zip Code
Owner's Representative: _____ Telephone No.: 301-785-2776 Fax No.: _____

D. Tenant's Information

Tenant's Company Name: ETHIO Addis Beer & Wine Email: _____
Tenant's Name: GUENET BEKELE Telephone No.: 301-384-3909 Fax No.: _____
(Person connected with Trade Company)
Mailing Address: 14 Randolph Rd Silver Spring M.D 20904
(For Lessee, if other than premise address) Address City State Zip Code

E. Description of Occupancy

HAZARDOUS MATERIALS? YES NO
Existing Use: _____ Proposed Use: Light Vehicle Rental
Square Footage to be Occupied: 4,000 sq ft Number of Employees: _____ Number of Company Vehicles: 5-8
The PRIMARY use will be: Light Vehicle Rental which is: Pickup, Cargo van % of the space. 10 Foot or
The SECONDARY use will be: _____ which is: _____ % of the space. 14 Foot or
Is this space ready for inspection now? YES NO, I WILL CALL WHEN READY

Person to contact to gain entry to space _____ Daytime Phone No _____

Applicant's Signature GUENET BEKELE Print Name GUENET BEKELE Date 10/30/14

10 FT TRUCK
MEETS THE
STANDARD FOR
LIGHT COMMERCIAL
VEHICLE.

[Vertical lines for notes]

ZONING USE ONLY

Zoning Use Category: Light vehicle rental/outdoor
Zoning Type: LBT Zoning Sheet: _____
Parking Required: 6 Parking Provided: 6
Special Exception Case Number: _____
Secondary Use: _____ @ _____ %
 Approved Disapproved
Reason for Disapproval: _____

[Signature]



Development Applications and Regulatory Coordination Division

Effective 6/29/2015

M-NCPPC

8787 Georgia Avenue, Silver Spring, MD 20910

301-495-4550, fax: 301-495-1306

APPLICATION

Forest Conservation Law Applicability for Conditional Uses/Special Exceptions

Property Information

1329 LAMBERTON DRIVE SILVER SPRING MD 20902
 Address City

Subdivision Name 00959675 Plat(s) _____ Lot(s) _____ Block(s) _____ Tax Map _____ Parcel(s) _____
 Property Tax ID 1 _____ Property Tax ID 2 _____ Property Tax ID 3 _____ Property Tax ID 4 _____

Applicant (Owner, Contract Purchaser, or Owner's Representative)

BHARATI KUNWAR KEMP MILL BEER WINE & HAUL
 Name Company
126 ENGLEFIELD DRIVE
 Street Address
GAITHERSBURY MD 20878
 City State Zip Code
240-043-7387 skunwar9@hotmail.com
 Phone Number Email Address

Total Area of Property: 0.48 acres 282,584 square feet

Applicant attests that the following statements apply to the subject property conditional use/special exception application:

The application does not propose any clearing or grading activities on or near the conditional use/special exception site. *(Requires plan number and M-NCPPC signature below)*

OR, all of the following:

- The application applies to a property of less than 40,000 square feet. *(Not subject to Forest Conservation Law; requires M-NCPPC signature below)*
- The property is not subject to a previously approved Forest Conservation Plan.
- The conditional use/special exception proposal will not impact any champion tree as defined by the Montgomery County Forestry Board.

PLEASE NOTE: if regulated activities occur on the property other than what is being attested to, the exemption immediately terminates without action by the Planning Board. The Planning Director may require the submission and approval of a Natural Resources Inventory/Forest Stand Delineation and a Forest Conservation Plan, and may also issue a fine of up to \$1,000 per day.

BKunwar 1/29/2016
 Applicant's Signature Date
BHARATI KUNWAR
 Printed Name

For Staff Use Only

M-NCPPC acknowledges that the conditional use/special exception for the above property:

- is not subject to the Forest Conservation Law as defined in Chapter 22A of the Montgomery County Code.
- is exempt from the Forest Conservation Plan requirements under Section 22A-5(q)(1) of the Forest Conservation Law.

Plan Name: Kemp Mill Beer and Wine U-Haul
 Plan Number: 42010204E

Stephen H. Findley 06/07/2016
 M-NCPPC Signature Date
Stephen H. Findley
 Printed Name

RB814 DEALER ACTIVITY REPORT PG15170

MONDAY REPORT DATE **MAR. 28, 2016** YTD WEEK **53** ACCOUNTING PERIOD **3** WEEK NO **5** OF **5** WEEK PERIOD **5** RENTAL CO **819** F'MAN AREA **1**

DEALER NUMBER	DEALER NAME	INVENTORY	WEEKLY AVERAGES - LAST FOUR WEEKS				WEEKLY AVERAGES - YEAR TO DATE				TOTAL GROSS		
			LOCAL	ONE WAY	RENTALS	GROSS	LOCAL	ONE WAY	RENTALS	GROSS			
22	10' VAN (TM)-L	22	84	5475	1812607	826108396	02	60	83	17	429664	7667	326902
57	* LOCAL TRUCKS	57	197	16772	29425	16728350	02	159	190	15	23685	23685	894968
26	CARGO VAN (BE)	26	76	7574	36828854	796925298	01	43	79	55	445682	63	7766
14	PICK-UP (BP)-L	14	34	2808	25425530	312607286	01	2	31	2608	24324386	3054	138266
37	* SPECIALTY TRUCKS	37	110	10398	27914	9552293	02	161	111	306	14171	14171	515344
122	** ALL TRUCKS	122	364	39978	34689	28182274	37	3549	358	220	25949	47367	2211732
3	AUTO TRANSPORT	3	7	840	93033588	4292116	83	661	8	554	24886	1542	50518
1	AUTO TRANSPORT-L	1	2	123	34112314	88146	1	89	244	10207	118	4695	
2	BALL ADAPT 1-7/8	2	2	2	2	2	2	2	2	2	2	2	2
2	BALL ADAPT 2"	2	2	2	2	2	2	2	2	2	2	2	2
8	FURNITURE PADS	8	52	519	959	217467	388121	51196	60	550	621	143	755
140	APPLIANCE DOLLY	140	16	167	57	28513	13018	04	24	15	154	43	218
58	UD-UTILITY DOLLY	58	38	319	1024	138736	281654	39	91	44	378	1218	1743
25	FURNITURE DOLLY	25	32	202	1024	161819	184126	26	48	23	230	948	1489
13	TOW DOLLY	13	22	202	1024	161819	184126	26	48	23	230	948	1489
1	TOW DOLLY - L	1	5	455	190345522	418691	37	213	5	399	380	10028	21158
1	CARPET CLEANER	1	1	1	1	1	1	1	1	1	1	1	497
251	* SPECIAL SRI	251	481	752113	1557	2206	331205	147	2762	338	537	3119	146395
251	** TOTAL SRI	251	481	752113	1557	2206	331205	147	2762	338	537	3119	146395
500	*** ALL UMOVE EQUIP	500	261	454	9086	30826	69	13	599	48136	234	53647	2551226
408	**** GRAND TOTAL	408	529	45409	261	30826	69	13	599	48136	234	53647	2551226
03597	KEMP MILL BEER WINE	DATES RPTD	03/30	03/31	04/01	04/02	04/03	04/04	04/05	OPEN JAN. 15			
AAA	8'-9'-10' VAN		15	15	15	15	15	15	15	245	57321979	12967	12967
	* VAN TRAILERS		15	15	15	15	15	15	15	173	27916996	9178	9178
	MOTORCYCLE TRLR-L		15	15	15	15	15	15	15	418	39919598	22145	22145
	RAMP TRAILER		6	6	6	6	6	6	6	14	14	1557	763
	* SPECIALTY TRAILER		12	67	1248	1634	19	49	1	62	240	4848	3296
	** TOTAL TRAILERS		18	97	911	3039	11	48	1	77	293	3469	4059
	26' VAN (JH)		33	175	1636	210745	38	387	4	494	37811393	26204	26204
	20' VAN (TT)		131	267	52300	58154	103	476	1	534	2972514	28280	28280
	17' VAN (EL)		191	111	96	162457	1	524	2	714	51751163	37860	37860
	14' VAN (DC)		68	146	154	217	1	217	2	284	2162753	15061	15061
	10' VAN (TM)		4	352	94	101	41026	8	1378	134	34291	73041	73041
	* ONE WAY TRUCKS		508	70599899	4342128	133	967	8	1309	20038130	480	69397	69397
	26' VAN (JH)-L		764	62999999	11011107	114	13209	22	4220	198	42037	480	223639
	20' VAN (TT)-L		47	72	1	221240	2	162457	2	221	11327896	11716	11716
	17' VAN (EL)-L		1	162457	1	162457	1	162457	1	162	33130586	8564	8564
	14' VAN (DC)-L		93	532298	04	532298	04	532298	6	538	11929710	28521	28521
	10' VAN (TM)-L		111	111	111	691296	02	10	7	701	12530468	37171	37171
	* LOCAL TRUCKS		525	36452539	131008336	04	13	13	13	1020	15027038	516	54077
	CARGO VAN (BE)		848	5884823	282613306	03	29	28	28	2642	13628899	516	140050
	CARGO VAN (BE)-L		24	119	9400	18133122	42	42	42	59	43634936	3144	3144
			17	1305	33126101	171355306	01	18	17	1373	31925092	1442	72767

RBB14 DEALER ACTIVITY REPORT PG15171

MONDAY REPORT DATE MAR. 28, 2016 YTD WEEK 53

ACCOUNTING PERIOD 3 WEEK NO 5 OF 5 WEEK PERIOD

RENTAL CO B19 F/MAN AREA 1

DEALER NUMBER	DEALER NAME	INVENTORY	WEEKLY AVERAGES - LAST FOUR WEEKS										WEEKLY AVERAGES - YEAR TO DATE										TOTAL GROSS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
			ONE WAY					LOCAL					ONE WAY					LOCAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
			RENTALS	GROSS	WORK LOAD	RENTALS	GROSS	WORK LOAD	RENTALS	GROSS	WORK LOAD	RENTALS	GROSS	WORK LOAD	RENTALS	GROSS	WORK LOAD	RENTALS	GROSS	WORK LOAD	RENTALS	GROSS		WORK LOAD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
03597	PICK-UP (BP)-L * SPECIALTY TRUCKS ** ALL TRUCKS AUTO TRANSPORT FURNITURE PADS APPLIANCE DOLLY UD-UTILITY DOLLY FURNITURE DOLLY TOW DOLLY * SPECIAL SRI ** TOTAL SRI *** ALL UMOVE EQUIP **** GRAND TOTAL	2 7 8 84 13 7 5 4 1 110 110 120 111	201 615 880	4 21 35	301 1629 3239	149 265 368	15035 22473 35592	01 03 44	402 1775 45399	182 264 221	01 03 44	59 123298	48 130 126	28200 57185 85188	150 130 135	0 1 2	402 1834 8697	155 261 237	15674 22351 10632	258 1698 2695	21316 97227 460916 5954 4897 2419 3882 1559 4204 22915 22915 510034 510034																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
56389	ETHIO ADDIS BEER & W AA	DATES RPTD * AA DEALER RENTING MOTOR VEHICLES. * DATE OF LAST DSR	03/30 108 108	03/31 174333 174333	04/01 100 100	04/02 234 234	04/03 21731258 21731258	04/04 3 3	04/05 428 428	04/06 23834273 23834273	04/07 37 37	04/08 387 387	04/09 28122107 28122107	04/10 162 162	04/11 680 680	04/12 1343 1343	04/13 5 5	04/14 215 215	04/15 9 9	04/16 215 215	04/17 292 292	04/18 531 531	04/19 756 756	04/20 794 794	04/21 162 162	04/22 1627 1627	04/23 12 12	04/24 25889 25889	04/25 602 602	04/26 126 126	04/27 9752 9752	04/28 728 728	04/29 1771 1771	04/30 387 387	05/01 174 174	05/02 1092 1092	05/03 12 12	05/04 284 284	05/05 794 794	05/06 661 661	05/07 1190 1190	05/08 1992 1992	05/09 3080 3080	05/10 32072 32072	05/11 536 536	05/12 25889 25889	05/13 126 126	05/14 9752 9752	05/15 728 728	05/16 1771 1771	05/17 387 387	05/18 174 174	05/19 1092 1092	05/20 12 12	05/21 284 284	05/22 794 794	05/23 661 661	05/24 1190 1190	05/25 1992 1992	05/26 3080 3080	05/27 32072 32072	05/28 536 536	05/29 25889 25889	05/30 126 126	05/31 9752 9752	06/01 728 728	06/02 1771 1771	06/03 387 387	06/04 174 174	06/05 1092 1092	06/06 12 12	06/07 284 284	06/08 794 794	06/09 661 661	06/10 1190 1190	06/11 1992 1992	06/12 3080 3080	06/13 32072 32072	06/14 536 536	06/15 25889 25889	06/16 126 126	06/17 9752 9752	06/18 728 728	06/19 1771 1771	06/20 387 387	06/21 174 174	06/22 1092 1092	06/23 12 12	06/24 284 284	06/25 794 794	06/26 661 661	06/27 1190 1190	06/28 1992 1992	06/29 3080 3080	06/30 32072 32072	07/01 536 536	07/02 25889 25889	07/03 126 126	07/04 9752 9752	07/05 728 728	07/06 1771 1771	07/07 387 387	07/08 174 174	07/09 1092 1092	07/10 12 12	07/11 284 284	07/12 794 794	07/13 661 661	07/14 1190 1190	07/15 1992 1992	07/16 3080 3080	07/17 32072 32072	07/18 536 536	07/19 25889 25889	07/20 126 126	07/21 9752 9752	07/22 728 728	07/23 1771 1771	07/24 387 387	07/25 174 174	07/26 1092 1092	07/27 12 12	07/28 284 284	07/29 794 794	07/30 661 661	07/31 1190 1190	08/01 1992 1992	08/02 3080 3080	08/03 32072 32072	08/04 536 536	08/05 25889 25889	08/06 126 126	08/07 9752 9752	08/08 728 728	08/09 1771 1771	08/10 387 387	08/11 174 174	08/12 1092 1092	08/13 12 12	08/14 284 284	08/15 794 794	08/16 661 661	08/17 1190 1190	08/18 1992 1992	08/19 3080 3080	08/20 32072 32072	08/21 536 536	08/22 25889 25889	08/23 126 126	08/24 9752 9752	08/25 728 728	08/26 1771 1771	08/27 387 387	08/28 174 174	08/29 1092 1092	08/30 12 12	08/31 284 284	09/01 794 794	09/02 661 661	09/03 1190 1190	09/04 1992 1992	09/05 3080 3080	09/06 32072 32072	09/07 536 536	09/08 25889 25889	09/09 126 126	09/10 9752 9752	09/11 728 728	09/12 1771 1771	09/13 387 387	09/14 174 174	09/15 1092 1092	09/16 12 12	09/17 284 284	09/18 794 794	09/19 661 661	09/20 1190 1190	09/21 1992 1992	09/22 3080 3080	09/23 32072 32072	09/24 536 536	09/25 25889 25889	09/26 126 126	09/27 9752 9752	09/28 728 728	09/29 1771 1771	09/30 387 387	10/01 174 174	10/02 1092 1092	10/03 12 12	10/04 284 284	10/05 794 794	10/06 661 661	10/07 1190 1190	10/08 1992 1992	10/09 3080 3080	10/10 32072 32072	10/11 536 536	10/12 25889 25889	10/13 126 126	10/14 9752 9752	10/15 728 728	10/16 1771 1771	10/17 387 387	10/18 174 174	10/19 1092 1092	10/20 12 12	10/21 284 284	10/22 794 794	10/23 661 661	10/24 1190 1190	10/25 1992 1992	10/26 3080 3080	10/27 32072 32072	10/28 536 536	10/29 25889 25889	10/30 126 126	10/31 9752 9752	11/01 728 728	11/02 1771 1771	11/03 387 387	11/04 174 174	11/05 1092 1092	11/06 12 12	11/07 284 284	11/08 794 794	11/09 661 661	11/10 1190 1190	11/11 1992 1992	11/12 3080 3080	11/13 32072 32072	11/14 536 536	11/15 25889 25889	11/16 126 126	11/17 9752 9752	11/18 728 728	11/19 1771 1771	11/20 387 387	11/21 174 174	11/22 1092 1092	11/23 12 12	11/24 284 284	11/25 794 794	11/26 661 661	11/27 1190 1190	11/28 1992 1992	11/29 3080 3080	11/30 32072 32072	12/01 536 536	12/02 25889 25889	12/03 126 126	12/04 9752 9752	12/05 728 728	12/06 1771 1771	12/07 387 387	12/08 174 174	12/09 1092 1092	12/10 12 12	12/11 284 284	12/12 794 794	12/13 661 661	12/14 1190 1190	12/15 1992 1992	12/16 3080 3080	12/17 32072 32072	12/18 536 536	12/19 25889 25889	12/20 126 126	12/21 9752 9752	12/22 728 728	12/23 1771 1771	12/24 387 387	12/25 174 174	12/26 1092 1092	12/27 12 12	12/28 284 284	12/29 794 794	12/30 661 661	12/31 1190 1190	01/01 1992 1992	01/02 3080 3080	01/03 32072 32072	01/04 536 536	01/05 25889 25889	01/06 126 126	01/07 9752 9752	01/08 728 728	01/09 1771 1771	01/10 387 387	01/11 174 174	01/12 1092 1092	01/13 12 12	01/14 284 284	01/15 794 794	01/16 661 661	01/17 1190 1190	01/18 1992 1992	01/19 3080 3080	01/20 32072 32072	01/21 536 536	01/22 25889 25889	01/23 126 126	01/24 9752 9752	01/25 728 728	01/26 1771 1771	01/27 387 387	01/28 174 174	01/29 1092 1092	01/30 12 12	01/31 284 284	02/01 794 794	02/02 661 661	02/03 1190 1190	02/04 1992 1992	02/05 3080 3080	02/06 32072 32072	02/07 536 536	02/08 25889 25889	02/09 126 126	02/10 9752 9752	02/11 728 728	02/12 1771 1771	02/13 387 387	02/14 174 174	02/15 1092 1092	02/16 12 12	02/17 284 284	02/18 794 794	02/19 661 661	02/20 1190 1190	02/21 1992 1992	02/22 3080 3080	02/23 32072 32072	02/24 536 536	02/25 25889 25889	02/26 126 126	02/27 9752 9752	02/28 728 728	02/29 1771 1771	03/01 387 387	03/02 174 174	03/03 1092 1092	03/04 12 12	03/05 284 284	03/06 794 794	03/07 661 661	03/08 1190 1190	03/09 1992 1992	03/10 3080 3080	03/11 32072 32072	03/12 536 536	03/13 25889 25889	03/14 126 126	03/15 9752 9752	03/16 728 728	03/17 1771 1771	03/18 387 387	03/19 174 174	03/20 1092 1092	03/21 12 12	03/22 284 284	03/23 794 794	03/24 661 661	03/25 1190 1190	03/26 1992 1992	03/27 3080 3080	03/28 32072 32072	03/29 536 536	03/30 25889 25889	03/31 126 126	04/01 9752 9752	04/02 728 728	04/03 1771 1771	04/04 387 387	04/05 174 174	04/06 1092 1092	04/07 12 12	04/08 284 284	04/09 794 794	04/10 661 661	04/11 1190 1190	04/12 1992 1992	04/13 3080 3080	04/14 32072 32072	04/15 536 536	04/16 25889 25889	04/17 126 126	04/18 9752 9752	04/19 728 728	04/20 1771 1771	04/21 387 387	04/22 174 174	04/23 1092 1092	04/24 12 12	04/25 284 284	04/26 794 794	04/27 661 661	04/28 1190 1190	04/29 1992 1992	04/30 3080 3080	05/01 32072 32072	05/02 536 536	05/03 25889 25889	05/04 126 126	05/05 9752 9752	05/06 728 728	05/07 1771 1771	05/08 387 387	05/09 174 174	05/10 1092 1092	05/11 12 12	05/12 284 284	05/13 794 794	05/14 661 661	05/15 1190 1190	05/16 1992 1992	05/17 3080 3080	05/18 32072 32072	05/19 536 536	05/20 25889 25889	05/21 126 126	05/22 9752 9752	05/23 728 728	05/24 1771 1771	05/25 387 387	05/26 174 174	05/27 1092 1092	05/28 12 12	05/29 284 284	05/30 794 794	05/31 661 661	06/01 1190 1190	06/02 1992 1992	06/03 3080 3080	06/04 32072 32072	06/05 536 536	06/06 25889 25889	06/07 126 126	06/08 9752 9752	06/09 728 728	06/10 1771 1771	06/11 387 387	06/12 174 174	06/13 1092 1092	06/14 12 12	06/15 284 284	06/16 794 794	06/17 661 661	06/18 1190 1190	06/19 1992 1992	06/20 3080 3080	06/21 32072 32072	06/22 536 536	06/23 25889 25889	06/24 126 126	06/25 9752 9752	06/26 728 728	06/27 1771 1771	06/28 387 387	06/29 174 174	06/30 1092 1092	07/01 12 12	07/02 284 284	07/03 794 794	07/04 661 661	07/05 1190 1190	07/06 1992 1992	07/07 3080 3080	07/08 32072 32072	07/09 536 536	07/10 25889 25889	07/11 126 126	07/12 9752 9752	07/13 728 728	07/14 1771 1771	07/15 387 387	07/16 174 174	07/17 1092 1092	07/18 12 12	07/19 284 284	07/20 794 794	07/21 661 661	07/22 1190 1190	07/23 1992 1992	07/24 3080 3080	07/25 32072 32072	07/26 536 536	07/27 25889 25889	07/28 126 126	07/29 9752 9752	07/30 728 728	07/31 1771 1771	08/01 387 387	08/02 174 174	08/03 1092 1092	08/04 12 12	08/05 284 284	08/06 794 794	08/07 661 661	08/08 1190 1190	08/09 1992 1992	08/10 3080 3080	08/11 32072 32072	08/12 536 536	08/13 25889 25889	08/14 126 126	08/15 9752 9752

ATTACHMENT 7

Truck Rental Businesses Within a 7-mile Driving Distance of Kemp Mill Beer and Wine (1339 Lambertton Drive)

This information was compiled by Planning Department Staff based on data from google maps, uhaul.com, budgettruck.com, and pensketruckrental.com.

1. Penske Truck Rental (Home Depot)- 6.1 miles
2300 Broadbirch Drive, Silver Spring

Monday- Saturday: 6am-10pm
Sunday: 7am- 8pm
2. Penske Truck Rental (Home Depot)- 5.3 miles
14000 Georgia Ave, Aspen Hill

Sunday: 8:00 AM - 8:00 PM
Monday – Saturday: 7:00 AM - 8:00 PM
3. Budget At White Oak- 3.8 miles
11259 New Hampshire Ave, Silver Spring

Monday- Friday: 8am-6pm
Saturday: 9am-2pm
Sunday: 10am- 2pm
4. Budget Truck Rental- 5.2 miles
1711 Parklawn Drive, Rockville

Monday-Friday: 8am-7pm
Saturday and Sunday: 8am-3pm
5. Budget of Silver Spring- 4.7 miles
619 Sligo Avenue, Silver Spring

Monday-Friday: 8 am-7 pm
Saturday: 9am-2pm
Sunday: 10 am-3 pm
6. New Hampshire BP (U-Haul Neighborhood Dealer)- 5.2 miles
10226 New Hampshire Ave, Silver Spring

Monday-Sunday: 9am-5pm

7. U-Haul Moving and Storage of Takoma Park- 5.8 miles
6889 New Hampshire Ave, Takoma Park

Monday-Thursday: 7 am - 7 pm
Friday: 7 am - 8 pm
Saturday: 7 am - 7 pm
Sunday: 9 am - 5 pm

8. AJ Enterprises LLC (U-Haul Neighborhood Dealer)- 5.3 miles
2045 University Blvd #L11, Hyattsville

Monday-Friday: 10 am - 7 pm
Saturday: 9 am - 7 pm
Sunday: Closed

9. U-Haul Moving and Storage at Randolph Road- 5.3 miles
12025 Parklawn Drive, Rockville

Monday- Thursday, Saturday: 7am- 7pm
Sunday: 9am-5pm

10. Ethio Addis Beer & Wine Market (U-Haul Neighborhood Dealer)- 4 miles
14 Randolph Rd, Silver Spring

Monday-Saturday: 11am-7pm
Sunday: 11am-5pm