



Maryland Department of the
Environment

FACTS ABOUT: BETHESDA AVENUE CLEANERS

Site Description

The Bethesda Avenue Cleaners property is located at 4957 Bethesda Avenue in a mixed use area in Bethesda, Montgomery County, Maryland. The property is currently occupied by Bethesda Avenue Cleaners. The property is bounded to the west and east by connected commercial buildings, to the north by a parking lot with residences beyond and to the south by Bethesda Avenue with commercial businesses beyond.

Site History

The current one-story commercial building was built in 1958. It was used as a retail store, restaurant, and dog grooming facility. In 1986, the dry cleaning facility began to operate at the property. The facility continued to use tetrachloroethene (PCE) as the cleaning solvent until 2004.

Environmental Investigations

In November 2013, Froehling & Robertson, Inc. completed a Phase I environmental site assessment (ESA) on the property that identified the use of the property as a dry cleaning facility and the current housekeeping practices as recognized environmental concerns.

In January 2014, Froehling & Robertson, Inc. conducted a limited Phase II ESA at the property that included the collection of soil and groundwater samples from outside the building and soil gas samples from beneath the building. The samples identified the presence of PCE in groundwater and soil gas at low concentrations. Based on the method of the soil gas sample collection, the LRP requested the collection of additional soil gas samples. In April 2014, Froehling & Robertson collected the additional three samples requested by the LRP which confirmed the previous results.

Current Status

On January 16, 2014, the Land Restoration Program (LRP) received a Hazardous Substance Notification form from the Darina Boyagian Estate for the property identifying the potential release of dry cleaning solvents. The LRP reviewed the provided information and requested additional soil gas sampling beneath the building on the property. Upon receipt of the results, the LRP issued a No Further Action letter on April 18, 2014. The property has been placed on the archived sites list.



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