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September 22, 2023

Via Electronic Mail

John Pentecost, Chair
Montgomery County Board of Appeals
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 217
Rockville, Maryland 20850

Re: Major Modification of Special Exception S-847-A – Automobile Filling Station and Convenience Store at 15585 and 15595 Old Columbia Pike (the “Property”)

Dear Chair Pentecost and Members of the Board of Appeals:

On behalf of Dong Ya, LLC and Hong Cheng LLC, the owners of the above referenced Property, we respectfully submit a request for approval of a Major Modification of Special Exception S-847-A. The Special Exception Modification provides for the continued use of an automobile filling station and convenience store on the Property. The proposed new automobile filling station would include two additional fueling dispensers (for a total of six) and a larger convenience store. The overall retail square footage on the Property would decrease as a result of the demolition of an existing retail building on the Property.

In connection with the Modification request, attached please find the following:

1. Application and Sign Fee (fee for modification to be submitted upon acceptance of application)
2. Site plans, Architectural elevations & Signage;
3. Statement in the form of a Land Use Report;
4. Landscape plan & Lighting Plan;
5. Certified zoning map;
6. Plat of property;
7. Applicable pages of the 2012 Burtonsville Crossroads Neighborhood Plan (Master Plan);
8. Final Forest Conservation Plan;
9. Approved Natural Resources Inventory;
10. Stormwater Management Concept Plan
11. Additional Exhibits
12. Summary of case, including witnesses and summary of testimonies entitled Petitioner’s Statement of the Case;
13. Adjoining and confronting property owner list;
14. Civic and Homeowners Association list;

In connection with the Modification request, the Petitioner will also be submitting a Local Area Transportation Review traffic report and traffic signal study and expects to submit these items by October 6, 2023.

We appreciate your acceptance of this Modification request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Patricia A. Harris', is positioned above the printed name.

Patricia A. Harris

cc: Ms. Barbara Jay