



Patricia A Harris

Attorney

301-841-3832

paharris@lerchearly.com

March 28, 2024

RE: 15585 and 15595 Old Columbia Road, Burtonsville
Special Exception Amendment No. S-847-B
Waiver Notice – to allow parking in front of building

Dear Neighbor or Civic Association:

We previously reached out to you on behalf of Dong Ya, LLC and Hong Cheng LLC (the “Applicant”), to notify you of the Applicant’s pursuit of a modification of Special Exception S-847-B to modernize the properties located at 15585 and 15595 Old Columbia Pike in the southwest corner of the intersection of Maryland Route 198 and U.S. 29A in Burtonsville, Maryland (collectively, the “Property”). The Property is currently improved with a 7-11 convenience store and is zoned CRTF-1.5 C-1.0 R-0.5 H-45’. The Applicant proposes modernizing the filling station use by adding two fueling dispensers and increasing the size of the convenience store (the “Application”).

In addition, you should have recently received a notice from the Office of Zoning and Administrative Hearings regarding the scheduled public hearing for the Special Exception Modification on April 11, 2024 at 9:30.

We are contacting you to provide the required notice that in connection with the Application we are seeking a waiver from Section 59-C-15.633 of the 2004 Zoning Ordinance (the applicable Zoning Ordinance for the modification of the Special Exception) that requires all parking to be located behind both the front and eastern side building lines. We are seeking this waiver so that the parking may be located in the front of the convenience store and on the side of the building, similar to the existing layout.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Patricia A. Harris

Exhibit 23(a)
S-847-B