



**March 20, 2024**

**Ms. Lynn Robeson Hannan, Director**

Montgomery County Office of Zoning and Administrative Hearings  
Stella B. Werner Council Office Building  
100 Maryland Avenue, Room 200  
Rockville, MD 20850

**Subject:** Request for a Special Exception Modification to the Cheng Property/Wawa, located at 15585 & 15595 Old Columbia Pike, Burtonsville 20866

**Dear Director Robeson Hannan:**

At its regular meeting on February 29, 2024, the Montgomery County Planning Board reviewed Special Exception Major Modification Application S-867-B, for an Automobile Filling Station. The Applicant, Dong Ya, LLC and Hong Cheng, LLC, proposes to Modify an existing Automobile Filling Station on approximately 3.37 acres, located at 15585 & 15595 Old Columbia Pike Damascus Road, in the CRTF Zone, and within the 2012 *Burtonsville Crossroads Neighborhood Plan (Master Plan)* area. The Special Exception Modification Plan shows the proposed Automobile Filling Station and the associated parking, lighting and landscaping.

In its staff report dated February 16, 2024, technical staff recommended approval of the Special Exception Modification with conditions.

The Planning Board concurred with the findings and recommendations of the staff report. The Planning Board agreed with staff's conclusion that the use is consistent with the recommendations of the 2012 *Burtonsville Crossroads Neighborhood Plan (Master Plan)*. The application satisfies all the applicable requirements and regulations of the approval of a Special Exception Modification for an Automobile Filling Station. The Applicant has also met the burden of proof by showing that operating the use at this location will not be a detriment to the neighborhood and will not adversely affect the public interest.

On a motion by Commissioner Hedrick and seconded by Vice Chair Pedoeem, with Chair Harris, Commissioner Bartley and Commissioner Linden voting in favor of the motion, the Planning Board voted 5-0 to transmit a letter recommending that the Hearing Examiner approve the Special Exception Modification with the conditions listed in the Staff Report.

The Planning Board appreciates the opportunity to review this project and looks forward to working with your staff on subsequent reviews. If you have any questions, please contact Mark Beall at 301-495-1330 or [mark.beall@montgomeryplanning.org](mailto:mark.beall@montgomeryplanning.org).

Sincerely,



**Artie L. Harris**  
Chair

**Exhibit 26**  
**S-847-B**