

Major Modification to Special Exception S-847-B: Pat Harris, attorney for the applicant, requests a major modification to Special Exception S-847-B, Dong Ya, LLC and Hong Chen, LLC. The requested modification maintains the current use of the gas station and convenience store, with the addition of two fuel pumps and increased size of the convenience store.

The subject property is located at 15585 and 15595 Old Columbia Pike in Burtonsville, Maryland 20866, also known as Parcels N913 and N924 in the CRT 1.5, C-1.0, R-0.5, H-45 Zone (Tax Accounts 05-0198845 and 05-01988434).

EXHIBIT LIST

Exhibits submitted with initial application 10/20/23:

1. Submission from Pat Harris to BOA. 9/22/23
2. S-847-A Major Modification Application
3. Transmittal memo from BOA to OZAH. 10/20/23
4. Land Use Report
5. Pre-hearing Statement
6. Special Exception Plan
7. Certified Zoning Map
8. Plat Map
9. Forest Conservation Plan
10. Approved NRI/FSD
11. Stormwater Management Concept Plan
12. Lighting Plan
13. Architectural Elevations for Store
14. Architectural Elevations Fuel Canopy
15. Burtonsville Master Plan Excerpts
16. Local Area Transportation Review
17. Additional Exhibits
18. Revised LATR submitted 3/12/24
19. Signage
20. Addresses
21. Emails between Pat Harris and Lynn Robeson re: parking waiver. 3/27/24
22. Notice of Public Hearing (4/11/24). Sent 02/27/24
23. Email from Pat Harris submitting notice letter to civic associations/HOAs/adjoining and confronting property owners re: parking waiver. 3/29/24
 - (a) Notice letter giving 10 day notice/ parking waiver request. 3/28/24
 - (b) List of addresses notice letter mailed to 3/28/24
24. Email Lynn Hannan to Pat Harris re: the application and the zoning ordinance. 4/2 - 4/3/24
 - (a) Response from Pat Harris to questions from Lynn Hannan in Ex. 24. 4/3/24
25. Letter of support from the Greater Colesville Citizens Association. Received by email 4/2/24
26. Planning Staff transmittal letter dated 3/20/24

S-847-B Exhibit List

- (a) Planning technical staff report
- (b) Technical staff report attachments