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April 16, 2024

Via Electronic Mail

Ms. Lynn Robeson, Esq.
Director, Office of Zoning & Administrative Hearings
100 Maryland Avenue, Suite 200
Rockville, Md. 20850

Re: Application for Conditional Use – Automobile Filling Station with Convenience Store at 15585 and 15595 Old Columbia Pike (the “Property”)

Dear Ms. Robeson:

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 Conditional Use for an automobile filling station with a convenience store on the Property. The Property is currently improved with a gas station and convenience store pursuant to Special Exception Approval S-847-A. The Conditional Use proposes 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 Conditional Use request, attached please find the following:

1. Application and Sign Fee (fee for modification to be submitted upon acceptance of application)
2. Statement of the Case in the form of a Land Use Report, that includes a statement of operations;
3. Certified zoning map;
4. Adjoining and confronting property owner list and civic and homeowners associations list;
5. Traffic Study;
6. Conditional Use Plan, including Existing Features and Landscape Plan
7. Architectural elevations;
8. Final Forest Conservation Plan;
9. An approved Natural Resources Inventory;
10. Floating Zone Plan;
11. Plat of property;
12. Applicable pages of the 2012 Burtonsville Crossroads Neighborhood Plan (Master Plan);
and

13. Summary of case, including witnesses and summary of testimonies that is entitled Petitioner's Statement of the Case and includes the witnesses' resumes and the Land Use Report (noted above); LATR Report; and IMST Corp. Market Report.

We appreciate your acceptance of this Conditional Use request.

Sincerely,



Patricia A. Harris