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April 19, 2004

Derrick Berlage, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

**RE: Development Plan Amendment (DPA-03-3)  
Nguyen Property  
Wheaton, Maryland 20910**

Dear Chairman Berlage:

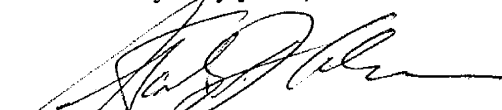
The above referenced Development Plan Amendment to property already zoned C-T (optional method) was filed in October, 2003 requesting an amendment of the schematic development plan on two lots (pt. Lot 7 & Lot 23) containing 24,107 sq. ft. of land (0.53 ac.) located in the northeast quadrant of University Blvd. and Valley View Avenue, opposite the Westfields Shopping Center in Wheaton, Maryland. Redevelopment of the property is proposed by removing two old single family structures to be replaced with a new, two story building containing 8,500 sq. ft. of floor area accepted by a combination of retail and office use. The new building is located on Lot 23 and is to be developed in concert with a new 5,580 square foot building to the east (on Lot 22) owned by the applicant but which is not part of this application since it was not zoned C-T under the optional method. At the request of your staff and community representative these buildings were not joined together or developed as a single structure and the applicant commits hereby to the separation of these buildings as reflected in the SDP and Site Plans filed with your staff.

In view of extensive negotiations with your staff to resolve their concerns and those of the neighboring community association and the various revisions undertaken of the applicants SDP which have resolved those concerns, we hereby request, pursuant to 59-D-1.74(c) of the Zoning Ordinance that the Planning Board recommend approval of DPA-03-3 and that the Boards communication to the hearing examiner include a recommendation that the matter and the Boards recommendation be directly transmitted to the District Council with the record in this case.

For your information this DPA has the support of the Wheaton Urban District Advisory Committee and the Wheaton -Kensington Chamber of Commerce (see attached letters) as well and adjacent residential property owners.

Thank you for your consideration of this request.

Very truly yours,



Stanley D. Abrams

SDA:dw

Enclosures

cc: Viet Nguyen  
Kathy Reilly ✓

PR 20, 2004