

Subject: Re: Case #120080410  
To: mcp-chairman@mncppc-mc.org  
Cc: feedback@ssarpc.org  
From: Rziek@rockvillemd.gov  
Date: Wed, 7 Jan 2009 10:27:20 -0500

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Royce Hanson, Chair  
Planning Board  
Maryland National Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

**Case #120080410 Proposed EZ Storage in Sandy Spring**

Dear Chairman Hanson,

Please deny this application for a large-scale storage facility in our rural village. This does not comply with our *1998 Master Plan* for the following reasons:

1) **It is out of scale with a rural village.** One of the aspects of rural character is permeability. Densities are low and there are views into and through development. This aspect of relationship between sties will be completely lost with this large-scale development. The site plan clearly indicates a single largescale block. The elevations seek to convince you that this is a small-scale development, but the site plan tells us a different story.

2) **This is incompatible with adjacent uses.** The use of a retaining wall on the back of the property, removal of trees, and proposal to plant a vegetative screen tells of the incompatibility. In a rural neighborhood, one does not seek to hide from neighbors or adjacent properties. Forest areas that separate properties have had actual forest character and usage for the environment and for plants and animals. This application proposes a one-dimensional solution to hide an incompatible use. In addition, the proposed fencing along MD 108 is offensive for the same reasons. It talks about exclusion and defensive space, while our rural village is about openness, sharing and community.

3) **This is not designed for local usage.** Our Master Plan requires commercial space that serves the local rural village residents. Please know that each public meeting held by the applicant drew a large attendance. In every instance, residents said "We have no need for your services." The applicant

responded with their "business model" and residents responded with our personal experiences and our aspirations for the continued support of the growth of small businesses that serve local residents that we see slowly growing in our Sandy Spring downtown.

Thank you for your continued support of our adopted *Sandy Spring-Ashton Master Plan*. The rural character of Sandy Spring is a valued aspect of Montgomery County. Thank you for your help in preserving and promoting our rural character.

Yours Truly,

Robin Ziek and Richard Brand