

January 5, 2009

Mr. Royce Hanson, Chair  
Montgomery County Planning Board  
8787 Georgia Ave.  
Silver Spring, MD 20910

Re: EZ Storage in Sandy Spring (Preliminary Plan No - 120080410)

Dear Planning Board:

Please support the vision and intent of the Sandy Spring Master Plan and vote No to the EZ storage proposal. We live in the Auburn Village development in Sandy Spring and we are strongly against this use of the commercial space at 500 Olney-Sandy Spring Road.

Our decision to move to Sandy Spring was a carefully considered and deliberate one, made primarily due to its rural and historical aesthetics and appeal. Before purchasing our home, we made inquiries regarding proposed development in the area and reviewed the Sandy Spring-Ashton master plan. We were reassured by the master plan that the Community and the Planning Board was committed to maintaining the rural and historical character of Sandy Spring that spurred our desire to live here.

We have read through the analysis and recommendations presented by your staff on this matter. With all due respect, we believe they got it wrong this time. The staff recommendation states on page 5 that the Master Plan's intentions for the subject property are somewhat contradictory. We beg to differ.

The intent and spirit of the Master Plan is crystal clear and is repeated several times on virtually each page of the plan. That intent is to encourage development and use that preserves the historical and rural character of the area. Particularly, in the case of commercial property, the master plan contemplates a use that will be consistent with the Village Center concept (page 23), uses that will provide services to local residents (page 32), and a use that creates pedestrian traffic and invites frequent visits (page 32). The EZ storage proposal fails on all counts. The use of the smoke screen of a packing supply store to shore up an argument that it fills a community need does not change this obvious fact.

Therefore, although a self-storage facility is a permitted use under C-2 Zoning, the EZ storage fails to meet the criteria of consistency with the Master Plan. Please help in our quest to revitalize our community by approving only businesses of an appropriate scale and usage in this site, such as a grocery store, restaurant, recreation type business for

children, etc that would provide needed services and enrich our quality of life here in Sandy Spring.

Sincerely

Hassan and Abby Adele  
17605 Auburn Village Drive  
Sandy Spring, MD