

Fred Nichols
Local Commercial Property Owner
18623 Brooke Road
Sandy Spring, MD 20860

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

January 7, 2009

RE: ezStorage in Sandy Spring, MD (Case no. 120080410)

Dear Mr. Hanson:

I am writing to you in regard to the proposed development of an ezStorage facility in Sandy Spring, MD. As the developer of the Ashton Meeting Place project, I am well acquainted with the application of the master plan in the Ashton/ Sandy Spring area. Upon review of the ezStorage proposal, I have reached the conclusion that this storage facility is incompatible with the letter and spirit of the master plan, as the board previously made a ruling that directly affected our property.

During an initial meeting with the developer, we asked for a review of their concept and a study of the projects' ability to add a commercial element to the front of the building. During a subsequent meeting in May 2008, when the developer was asked to discuss his findings of adding commercial space, he flatly stated that "the parking did not work", end of discussion.

Currently, there is no active front planned for our small community that has limited commercial space. The lack of an active front creates no synergy to support jobs and other commercial property in the community. This project will bring traffic to the community that in our opinion is both good and bad. The bad news is that the traffic generated will not be in the form of commuters passing through, but instead new trips will be generated. Since this project will serve a greater area than our community, the good news is that there is a possibility that these new visitors may stop at other businesses in Sandy Spring.

There are many reasons to deny this plan. In the interest of fairly and equally applying the master plan to all proposed development in the area, I would ask you to consider one of the proposed design elements for the ezStorage facility. My reading of the plan shows that the so-called "store front" is really just a false front. When a similar design element was proposed for Ashton Meeting Place, this was found to be incompatible with the master plan. In order to provide the consistent application of the

