



January 14, 2010

*Sandy Spring, Parcel B
Subdivision File number 120090230
Sandy Spring/Ashton*

My name is Kathy Virkus, I am the Vice President of the Sandy Spring Village Home Owners Association. I live at 1047 Windrush Lane, Sandy Spring, Maryland, I have lived in Sandy Spring Village since 1987. Sandy Spring Village is a group of 39 townhomes which will be directly affected by the building of the Thomas Building know as the Goddard School.

According to the staff report all trees on this site will be removed approximately 0.75 acres resulting in a planting requirement of 1.46 acres. The approved plan requires for only 0.19 acres of the planting requirement to be met through on-site landscaping credits. The remaining 1.27 acres of reforestation requirement will be met at an off site forest mitigation bank.

As mentioned in the staff-report the parking garage will be behind the building "out of sight". It will not be out of the sight of the residents of Sandy Spring Village. Where once we had trees, birds and lovely surrounding we will have a concrete structure within 25 feet of our property line. The structure will be as



high as 10' above ground at the South West corner with an additional 4' guard rail.

Sandy Spring Village was designed for and has always enjoyed the “Rural Village” nature of our surroundings. We believe that the size of the proposed building and the enormity of the parking structure will greatly impact the quality of life in Sandy Spring Village and the “rural village” environment of our community. We who live in Sandy Spring Village find that the size of the Thomas Building/Goddard School Building is not compatible with the surrounding community. Compatibility is defined as getting along or going well together... This building and parking garage is not compatible with the “rural village concept”. This building and 2 level parking garage will dwarf existing buildings which now make up the Sandy Spring Village Center.

The Homeowners of Sandy Spring Village believe that this enormous project which is using every inch of available ground for development with no regard for open space or green space or leaving existing trees will have a very negative impact on our quality of life. The Residents of Sandy Spring Village believe that the scale of this building and a two level parking garage will also have a negative impact on our property values. Our beautiful little nook of town homes once in a “rural village” setting will now have the feel and appearance of an urban setting surrounded by concrete walls and parked cars.

The residents of Sandy Spring Village would like to see the proposed building scaled back to be compatible with a “rural village” setting. This will be the first building that will be seen as one approaches from the west along route 108. This is the gateway into the Rural Village of Sandy Spring.

We must be very careful what standard we set for future development of our communities we must be especially careful what we allow in our Historic Rural Communities.

Thank you,

Kathy Virkus
Vice President Sandy Spring Village Home Owners Association
1047 Windrush Lane ,
Sandy Spring Maryland 20860

