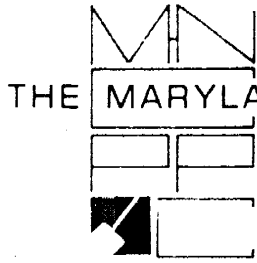


## **APPENDIX A**



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD

OPINION

**DATE MAILED: April 22, 1996**

**SITE PLAN REVIEW #8-96010**

**PROJECT: SANDY SPRING MUSEUM**

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*Action: Approval subject to conditions. Motion was made by Commissioner Baptiste, seconded by Commissioner Aron, with a vote of 5-0, Commissioners Baptiste, Richardson, Hussmann, Aron and Holmes voting for. All Commissioners were present.*

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The date of this written opinion is April 22, 1996 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before May 22, 1996 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, then this site plan shall remain valid until May 22, 1999 (which is the date that the validity period associated with the preliminary plan is set to expire as of the date of this opinion), as provided in Section 59-D-3.8.

On April 18, 1996, Site Plan Review #8-96010 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, and which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with an approved development plan or a project plan for the optional method of development, if required;
2. the Site Plan meets all of the requirements of the zone in which it is located;
3. the locations of the buildings and structures, the open spaces, the landscaping, and the

pedestrian and vehicular circulation systems are adequate, safe, and efficient;

4. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
5. the site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

The Montgomery County Planning Board APPROVES Site Plan Review #8-96010 which consists of 8,513 s.f. of Museum on 5.97 acres, with conditions:

1. Standard Conditions dated 10-10-1995, Appendix A

Date of mailing: April 22, 1996



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring Maryland 20910-3760

Action: Approved Staff Recommendation  
(Motion of Comm. Baptiste, seconded by Comm. Richardson, with a vote of 5-0; Comms. Baptiste, Richardson, Aron, Holmes, and Hussmann voting in favor).

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-96032  
NAME OF PLAN: SANDY SPRING MUSEUM

On 10-20-95, SANDY SPRING MUSEUM, INC. , submitted an application for the approval of a preliminary plan of subdivision of property in the RC zone. The application proposed to create 0 lots on 7.09 ACRES of land. The application was designated Preliminary Plan 1-96032. On 04-18-96, Preliminary Plan 1-96032 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing , the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-96032 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-96032, subject to the following conditions:

- (1) Compliance with the conditions of approval for the preliminary forest conservation plan. Applicant must meet all conditions prior to recording of plat or prior to MCDEP issuance of sediment and erosion control permit, as appropriate
- (2) Agreement with Planning Board to limit development to a 9,000 square feet museum
- (3) Establish an easement along Bentley Road 30 feet off existing center line. Easement area to be dedicated upon determination of Rustic Road classification by MCDOT
- (4) Conditions of MCDEP stormwater management approval dated 10/26/95
- (5) Dedication of Olney - Sandy Spring Road (Md Rt 108) as shown on plan
- (6) Access and improvements as required and approved by MDSHA and MCDOT
- (7) Record plat to reference conservation easements over the areas of tree preservation
- (8) Access to site to be via Bentley Road

- (9) No clearing, grading or recording of lots prior to site plan approval
- (10) Other necessary easements
- (11) This preliminary plan will remain valid until May 22, 1999 (37 months from the date of mailing which is April 22, 1996) Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.