



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
Item No. 12  
5-15-08

May 7, 2008

**MEMORANDUM**

TO: Montgomery County Planning Board

VIA: Larry Cole, Highway Coordinator *LC*  
Transportation Planning

FROM: Ki H. Kim, Planner/Coordinator *KKK*  
Transportation Planning

SUBJECT: DPWT Docket No. AB-714  
Abandonment of Portion of Unimproved Alley off of Keokuk Street  
Bethesda

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**RECOMMENDATION**

Staff recommends that the Planning Board transmit comments supporting denial of the subject abandonment to the Montgomery County Department of Public Works and Transportation.

**DISCUSSION**

This abandonment is for a portion of the dedicated right-of-way of unimproved alley off of Keokuk Street located south of Keokuk Street and west of Montgomery Avenue as shown on the general location map (Attachment "A") and the detailed drawing (Attachment "B"). This abandonment of a paper street is requested by two abutting property owners to the paper street. A copy of the applicant's letter requesting this abandonment is attached (Attachment "C"). The portion of alley proposed for abandonment is approximately 170 feet long with a 15-foot wide right-of-way along the applicant's properties.

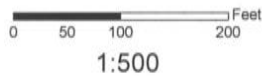
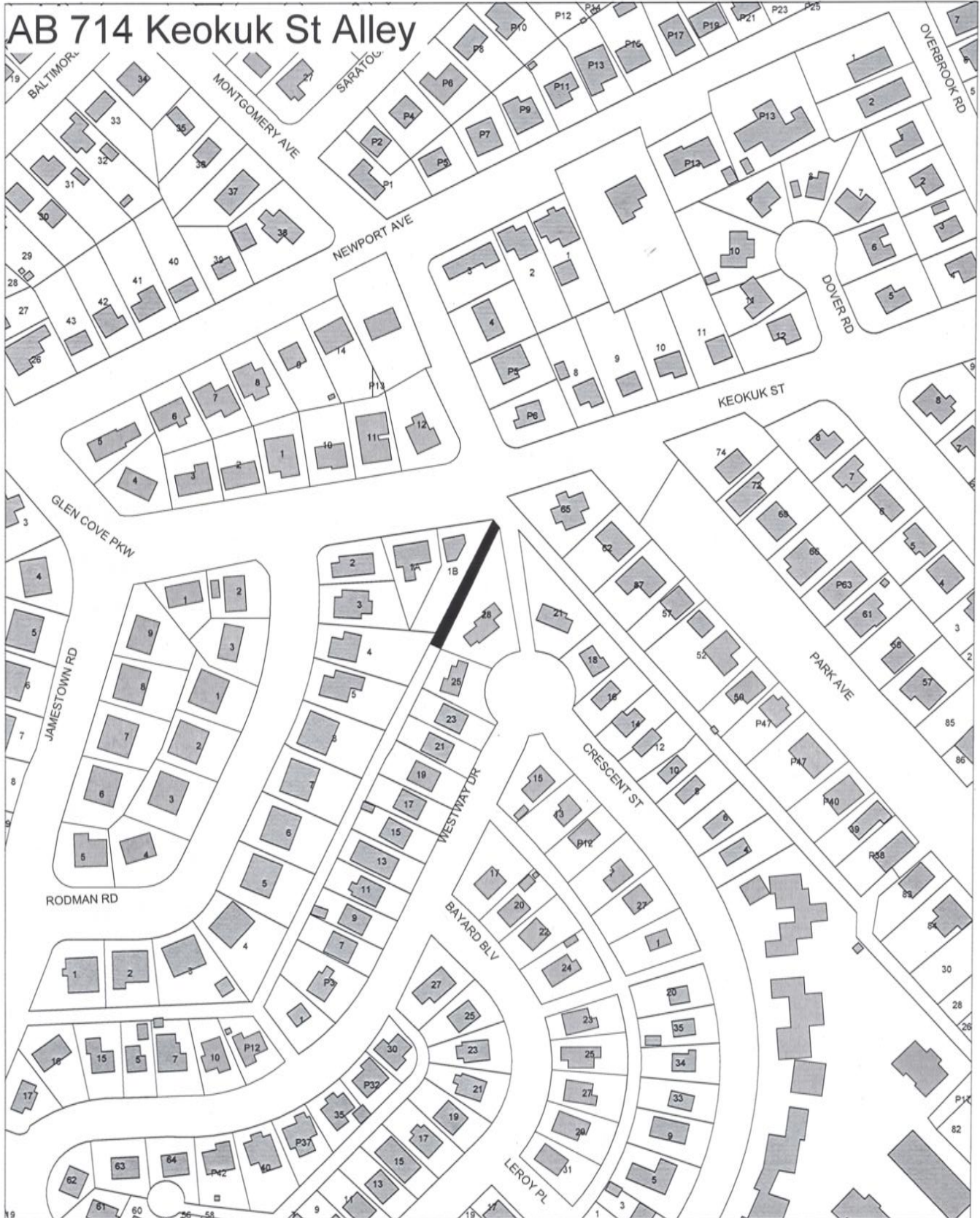
Staff's review of the subject abandonment application indicates that the right-of-way proposed for abandonment was originally dedicated at the time of the Crestview subdivision in 1920. This subdivision contained an extensive alley network originally intended to promote pedestrian connectivity among the several blocks in the neighborhood. The area which is the subject of this abandonment contains a section of 170 feet at the northern end of a 700-foot segment of alley network. Staff notes that this entire 700-foot segment alley has not been improved with any surface

trail or pedestrian sidewalk and visually appears to have been assumed into the lots to which it adjoins. While the original intent behind the dedication for this alley has not yet been realized, staff does not support the localized nature of this abandonment. The approval of abandonment of this 170-foot long segment alley would leave behind a 530-foot dead-end segment of publicly dedicated alley which compromises the original intent of the subdivision and for which no suitable public usage could ever be attained.

Staff concludes that the right-of-way of a portion of alley being abandoned is not necessary for present public use but abandonment of the subject alley does not serve the original intention of the area subdivision to promote pedestrian connectivity in the future. We therefore recommend denial of the subject abandonment based on Staff's review as described in this memorandum.

KK:tc

Attachments





- Alley - AB 14
- Buildings
- Parcels



# AB 714 Keokuk St Alley (Large Scale)



-  Alley - AB 14
-  Buildings
-  Parcels



November 14, 2007

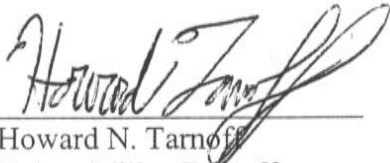
The Honorable Isiah Leggett, County Executive  
Executive Office Building  
101 Monroe Street, 2<sup>nd</sup> Floor  
Rockville, MD 20850

Re: Request for Land Abandonment

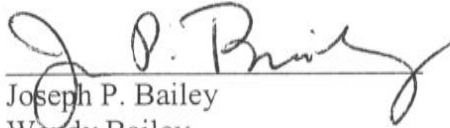
Dear County Executive Leggett:

Pursuant to Montgomery County Code, we request the abandonment of the unimproved public right of way adjacent to our properties as shown on the attached survey. Thank you for your consideration of our request.

Sincerely,



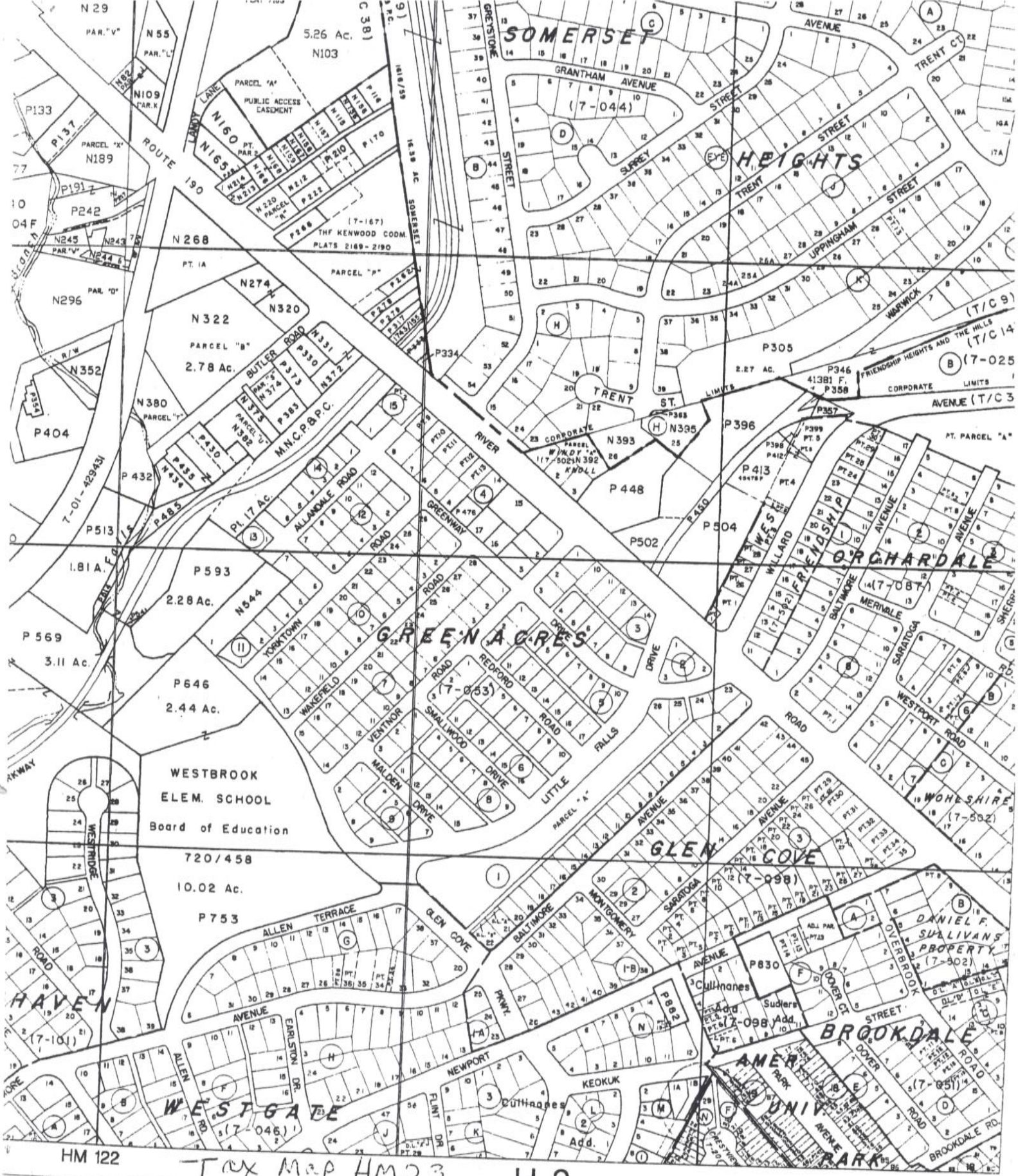
Howard N. Tarnoff  
Robyn Miller-Tarnoff  
5011 Keokuk Street  
Bethesda, MD 20816  
Tel: 301-320-4491



Joseph P. Bailey  
Wendy Bailey  
4926 Westway Drive  
Bethesda, MD 20816  
Tel: 301-263-0253

Attachments: Tax Map HM23  
Application Fee (in copy to Michael Cassedy)

cc: Michael Cassedy, DPWT  
Executive Office Building  
101 Monroe Street, 10<sup>th</sup> Floor  
Rockville, MD 20850



HM 122 Tax Map HM 23

H 2  
MONTGOMERY CO.,  
MARYLAND

MAP HM  
W.S.S.C. 207 NW  
Location: SOMERSET

SYMBOL	DESCRIPTION			
	PROPERTY LINE			
	SUBDIVISION BOUNDARY			
	TOWN BOUNDARY			
	PRIVATE ROAD			
	STREAM LINE			
	CONTINUING OWNERSHIP - PARCELS NUMBERING - POWER (ASSIGNED TO IDENTIFY OWNERSHIP, MUST BE PRECEDED BY A MAP NUMBER)			
	SCALE 1"=200' (RF 1:2400)			
BY	DATE			
LB	MM/YY			
LINE#	LAST R. NO.	PHOTO	QUARTER QUADRANGLE	SHA GRID

