



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB

Item No. 9

1-24-08

January 17, 2008

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Daniel K. Hardy, Acting Chief *DKH*
Transportation Planning

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

SUBJECT: DPWT Docket No. AB-698
Abandonment of Portion of Unimproved Marywood Road
Bethesda

RECOMMENDATION

Staff recommends that the Planning Board transmit comments supporting approval 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 Marywood Road located north of Greentree Road and west of Fernwood Road as shown on the general location map (Attachment "A") and the detailed drawing (Attachment "B"). This abandonment of a paper street is requested by one abutting property owner to the paper street. The portion of Marywood Road proposed for abandonment is approximately 170 feet long with a 30-foot wide right-of-way along the applicant's property.

Staff's review of the subject abandonment application indicates that the right-of-way being abandoned is not necessary for present or future public use and no adjacent lots would be landlocked as a result of the proposed abandonment. The only potential property access issue is related to Lot 10 which appears accessible from the portion of Marywood Road proposed for abandonment. Staff has reviewed the 2000 Burning Tree Village Lot 10 & 11 record plat and found that access to Lot 10 is provided via a 15' ingress/egress easement connecting to Greentree Road through Lot 11 as shown

on Attachment "B". The same record plat also shows that access from Marywood Road to Lot 10 is not feasible since any access would have to go through a conservation easement on Lot 10.

Marywood Road is not a master planned roadway but is built as a tertiary residential street with a 50-foot wide right-of-way connecting to Fernwood Road. The portion of Marywood Road proposed for abandonment was dedicated for public use as a part of the Marywood Subdivision in 1950. Changes in the orientation of roads in the area due to the 2000 Burning Tree Village development have made the connection of Marywood Road to Greentree Road unnecessary. Thus, staff finds that the proposed abandonment will not adversely affect the surrounding area.

Staff concludes that the right-of-way being abandoned is not necessary for present public use or anticipated for public use in the foreseeable future. We therefore recommend approval of the subject abandonment with the recommended condition.

Attachments

KK:tc

IL495 X39 TO X36



Map Compiled On 01-09-2008 at 01:39 PM
Map Scale: 1 inch = 400 feet or 1:4800

0 400 Feet



The Maryland-National Capital Park and Planning Commission
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 Transportation Planning Unit
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- DPWT DIME 2000 Street Centerlines
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- Street Pavement
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- Municipalities
- Montgomery County

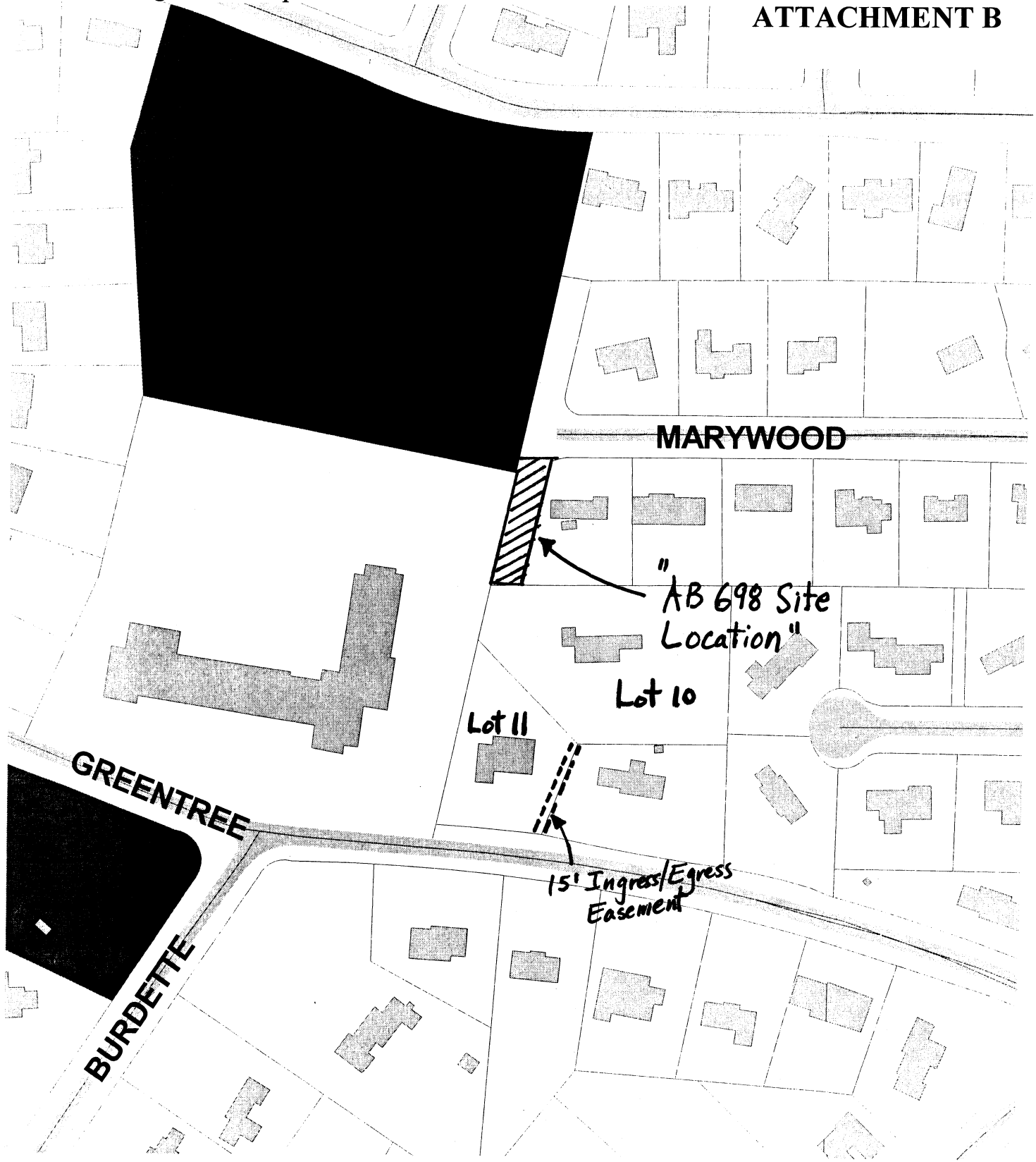
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0 175 Feet



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