

Resolution No.: 17-1180
Introduced: July 29, 2014
Adopted: July 29, 2014

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By County Council

SUBJECT: DOT Docket No. AB740
Abandonment–Three Sisters Road
The Hunt Club Subdivision, Potomac

Background

1. By letter dated January 28, 2014, the law firm of Linowes & Blocher, LLP, on behalf of its clients, Glenstone Foundation and Mitchell Rales, the Applicants, requested the abandonment of a portion of the public right-of-way known as Three Sisters Road in The Hunt Club Subdivision of Potomac. The portion of the right-of-way for which abandonment is sought consists of approximately 38,082 square feet and runs southwesterly from its intersection with Glen Road approximately 560 feet and ending in a cul-de-sac, all as shown on a plat of subdivision titled “The Hunt Club” and recorded among the Land Records for Montgomery County, Maryland at Plat No. 13160 (the “Abandonment Area”). The Applicants own all of the properties, consisting of eight (8) residential lots, abutting the Abandonment Area as well as other property located adjacent thereto.
2. A Public Hearing to consider the abandonment proposal was held on May 7, 2014 by the designee of the County Executive.
3. Verizon had no objection.
4. Washington Suburban Sanitary Commission consented to the abandonment request on the condition that the abandonment request be approved by M-NCPPC.
5. Washington Gas did not respond within 60 days and therefore, concurrence is presumed.
6. PEPCO did not respond within 60 days and therefore, concurrence is presumed.
7. The Montgomery County Police Department did not respond within 60 days and therefore, concurrence is presumed.
8. The Montgomery County Planning Board approved the abandonment request conditioned upon recordation of a new record plat.

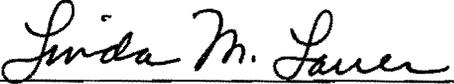
9. The Department of Transportation (DOT) recommended approval of the abandonment request.
10. The Department of Fire and Rescue Services had no objection provided that the fire department vehicular access and water supply are installed and maintained pursuant to the 9/06/2013 plan approved by the Montgomery County Office of the Fire Marshal.
11. The County Executive recommends approval of the proposed abandonment.

Action

The County Council for Montgomery County, Maryland, finds that the portion of the Three Sisters Road right-of-way sought to be abandoned by the Applicants is no longer necessary for public use, pursuant to Section 49-63 of the Montgomery County Code, and approves the abandonment subject to the following conditions, which must be satisfied at Applicants' sole cost and expense prior to the abandonment becoming effective:

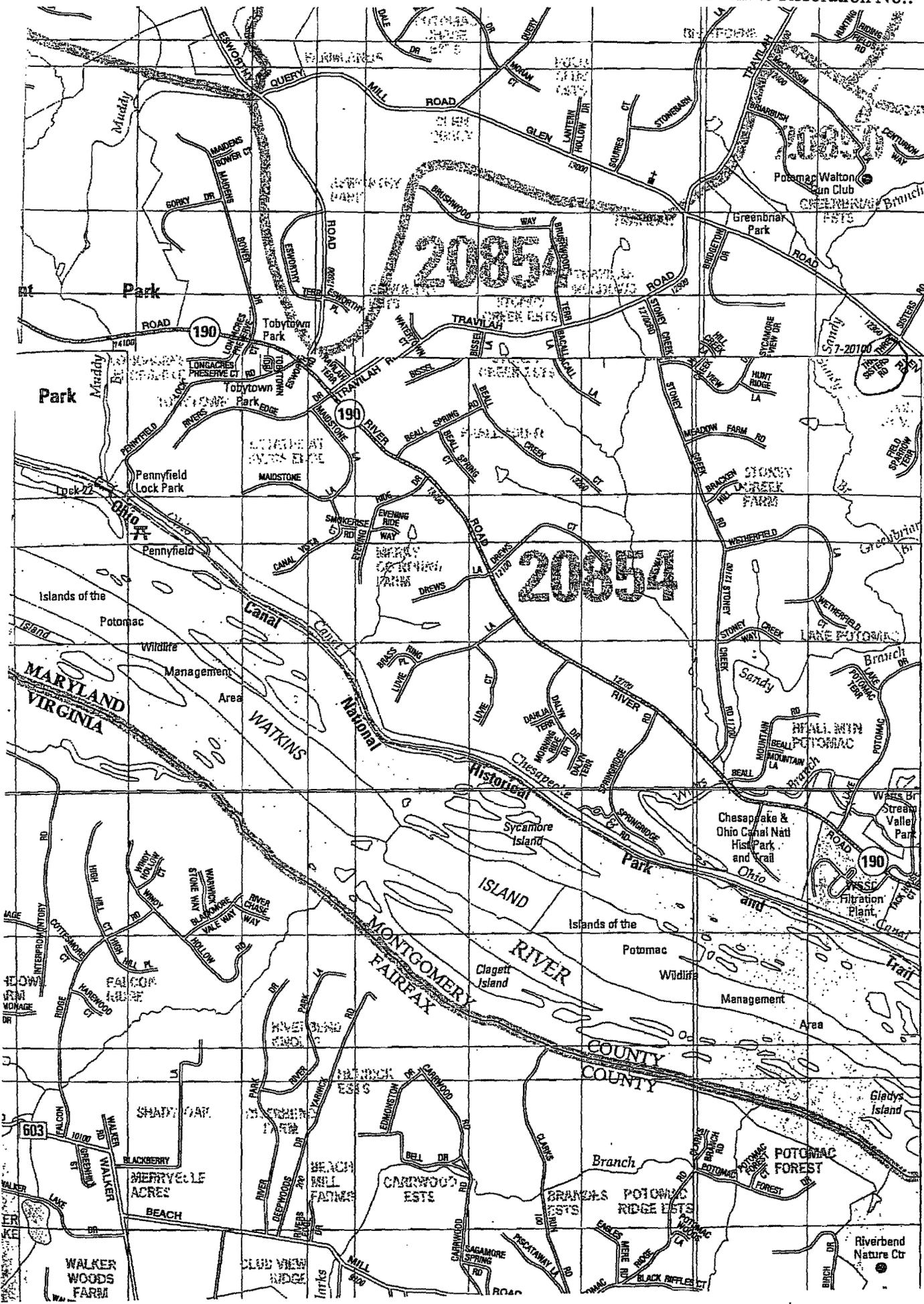
1. The Applicants must agree to abide by the plan approved by the Montgomery County Office of the Fire Marshal dated September 6, 2013 which provides for fire department vehicular access and water supply is installed and maintained pursuant to the plan, which plan may be amended by agreement of both parties;
2. The Applicants must file a new subdivision record plat incorporating the Abandonment Area into the adjacent lots owned by Applicants and to further consolidate those lots into a lot(s) meeting all requirements of Chapters 50 and 59 of the Montgomery County Code;
3. The County Attorney must record among the Land Records of Montgomery County, Maryland, a copy of this Resolution approving the abandonment of the subject area; and
4. Any person aggrieved by the action of the Council for abandonment may appeal to the Circuit Court within 30 days after the date such action is taken by Council.

This is a correct copy of Council Action.



Linda M. Lauer, Clerk of the Council

ADC
Map
5162
5282



39°04'30" N
39°03'45" N
39°03'00" N
39°02'15" N
39°01'30" N
NO GRID 450,000 FT
NO GRID 510,000 FT
NO GRID 440,000 FT
NO GRID 500,000 FT
217 NW
216 NW
215 NW
214 NW
213 NW
5282



Tax Map EQ 63

R341

E4

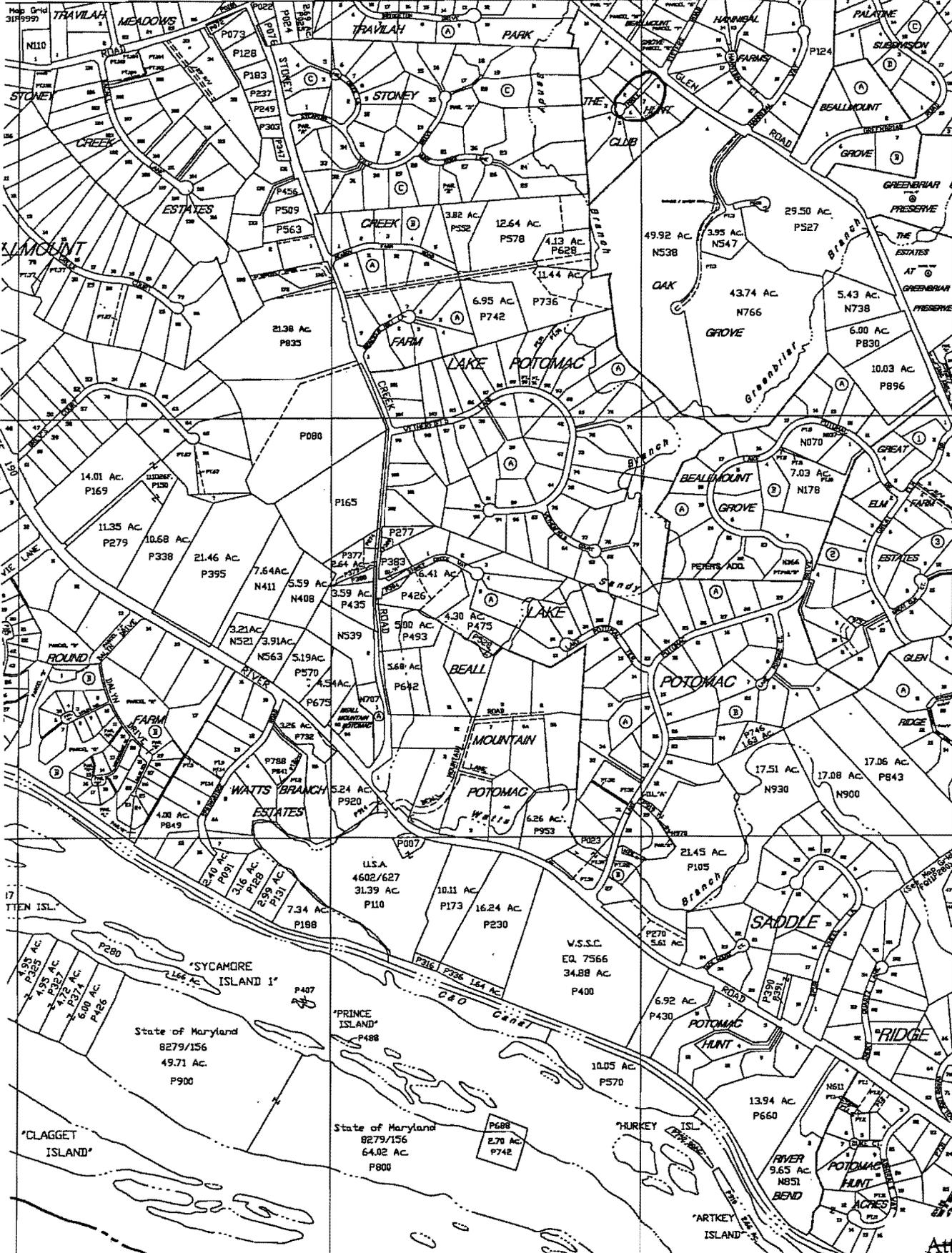
E5

ER561

E6

WB6000

N64000



Q3 FQ123

Q2 FQ122

Q1 FQ121

Attachment 2

EP

E4

E5

E6

MONTGOMERY COUNTY, MARYLAND
 Department of Planning
 MDDP
 Maryland Department of Planning
 100' (SP 1:7200)

MONTGOMERY CO., MARYLAND

MAP EQ