

GOOD AFTERNOON.

MY NAME IS ELEANOR DUCKETT AND I AM SPEAKING ON BEHALF OF THE KENSINGTON VIEW CIVIC ASSOCIATION.

I HOPE EVERYONE HAS HAD A CHANCE TO READ OUR SUBMISSION.

WE OPPOSE THE ABANDONMENT OF KENSINGTON BOULEVARD NOT ONLY BECAUSE WE BELIEVE ABANDONMENT WOULD VIOLATE THE ZONING CODE, BUT ALSO BECAUSE WE BELIEVE IT IS NOT IN THE PUBLIC'S BEST INTEREST.

AS WE STATED IN OUR SUBMISSION, KENSINGTON VIEW WAS SUBDIVIDED AND RECORDED IN 1925.

THE WHOLE SUBDIVISION, INCLUDING PLATTED ROADS, WAS ZONED AS AN "A" ZONE.

UNDER THE 1928 ORDINANCE, THE MINIMUM LOT SIZE FOR A BUILDABLE LOT WAS 5,000 SQUARE FEET.

THE CURRENT ZONING CODE CONFIRMS THIS AS A VALID BUILDING LOT SIZE.

OUTLOT A, AT 5,293 SQUARE FEET, IS A BUILDABLE LOT.

SECTION 49-63 (D) STATES: "A RIGHT OF WAY WHICH IS THE SOLE MEANS OF ACCESS TO ANY PROPERTY MUST NOT BE ABANDONED."

BANC REALTY PROPOSES A DRIVEWAY FROM EAST AVENUE THROUGH THE ABANDONED KENSINGTON BOULEVARD LOT TO THEIR PARKING LOT.

SINCE OUR SUBMISSION, THE PLANNING BOARD APPROVED THE WHEATON GATEWAY SKETCH PLAN.

THE RESOLUTION IN THE APPROVAL STATES ON PAGE 9: "ADDITIONALLY, AN INGRESS POINT FOR THE RESIDENTIAL PARKING GARAGE LEVELS IS PROPOSED ADJACENT TO A NEW TURNAROUND AT THE TERMINUS OF KENSINGTON BOULEVARD."

IF KENSINGTON BOULEVARD IS ABANDONED, IT WOULD BECOME AN R-60 ZONED LOT.

SECTION 6.1.3 B OF THE CURRENT ZONING CODE STATES: "LAND THAT IS LOCATED IN A RESIDENTIAL ZONE MUST NOT BE USED FOR DRIVE-WAY OR VEHICULAR ACCESS TO ANY LAND THAT IS NOT IN A RESIDENTIAL DETACHED ZONE."

IT SEEMS TO US THAT ABANDONMENT WOULD DISALLOW A DRIVEWAY TO THE CRN ZONED BANC REALTY BUILDING OR THE PROPOSED WHEATON GATEWAY CRN ZONED GARAGES.

APPENDIX 7, PAGE 4 OF THE WHEATON SECTOR PLAN SHOWS A HUGE WATER MAIN THAT RUNS THROUGH THIS PORTION OF KENSINGTON BOULEVARD.

IT ALSO STATES THAT “PROJECTS HERE MAY BE ASKED TO SET BACK THEIR DEVELOPMENT SOME DISTANCE FROM THESE MAINS...”

AND THAT DEVELOPMENT PROPOSALS LARGER THAN 700 HOUSING UNITS MAY REQUIRE IMPROVEMENTS TO THE WSSC CONVEYANCE SYSTEM.

THE WHEATON GATEWAY PROJECT IS PROPOSING OVER 800 HOUSING UNITS.

IT IS OUR OPINION THAT KENSINGTON BOULEVARD’S BEST USE IS AS A ROAD WITH A CUL-DE-SAC AT IT’S TERMINUS.

A CUL-DE-SAC WOULD ALLOW ACCESS TO OUTLOT A.

IT WOULD ALLOW STREET ACCESS TO THE BANC REALTY PROPERTY.

BANC REALTY COULD STILL CLOSE THEIR ACCESS TO PREVENT CUT-THROUGH TRAFFIC IF THEY WISH.

IT WOULD ALLOW STREET ACCESS TO THE WHEATON GATEWAY PROJECT AND PROVIDE THE TURN-AROUND THAT THE RESOLUTION PROPOSES.

IT WOULD ALLOW WATER MAIN WORK IF NECESSARY.

FINALLY, A CUL-DE-SAC WOULD CERTAINLY PLEASE THE KENSINGTON VIEW RESIDENTS.

THANK YOU FOR YOUR CONSIDERATION.