

Appeal for Abandoning the ROW

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I. Background

- Map of Glenmont Area
- ROW
- Bordered by 12505 and 12501
- 12505 – Sun and wife
- 12501 – Liu and wife
- Two families jointly appeal for abandonment of the ROW



II. The Problems

- A street planned in 1935 (86 years), but it was never built
- The MC-DOT indicated that there are no plans at this time and future to construct a road in the ROW
- It is a community hazard: wild bushes, trashes, dead trees, mice, abandoned animals, trapped water, mosquitos, bees
- The ROW divides the area diagonally into two unbuildable lots
- A burden to the county to maintain the ROW
- A solution to these problems will benefit the community, neighbors, the owners of the 2 lots, and the county as well







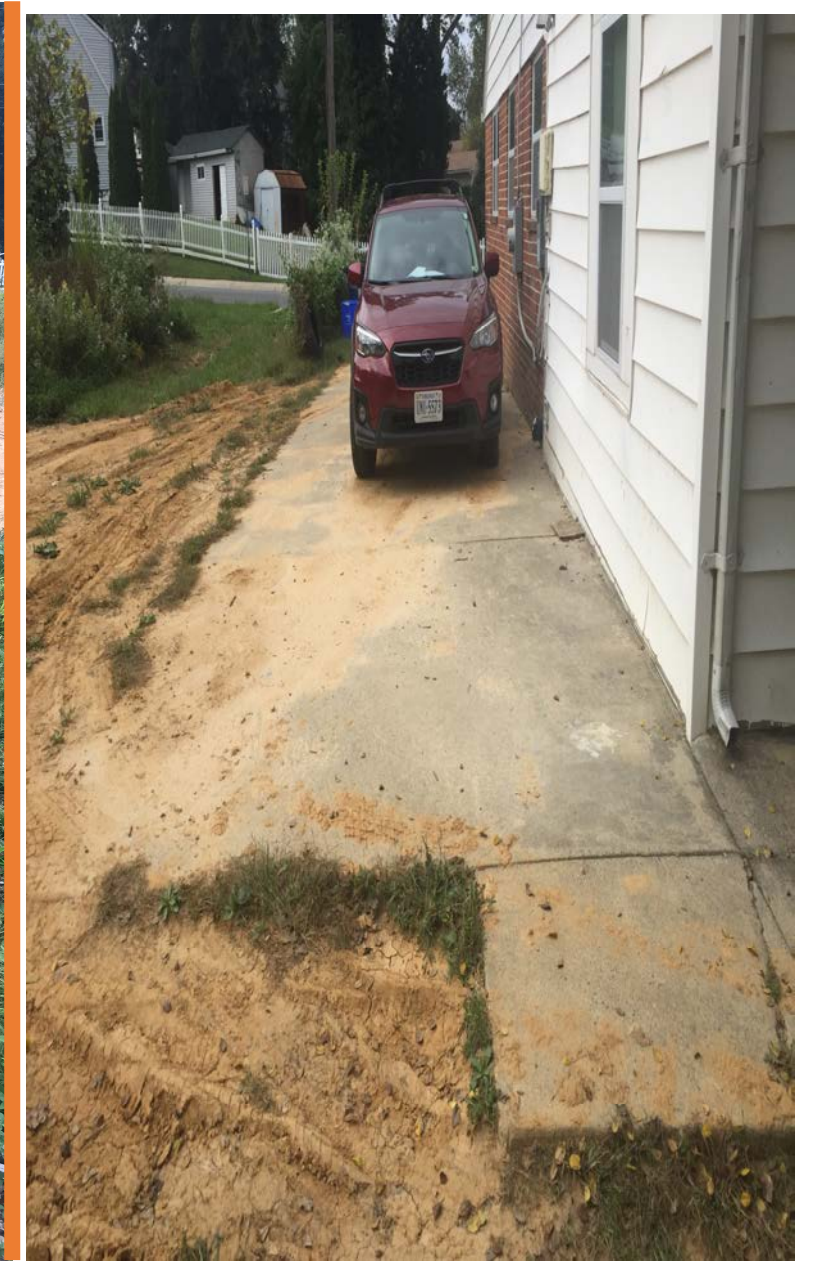




Drain Outfall Actually Goes a Route Different from ROW:

It passes
12505 then
split to ROW
and 12507





III. The Solutions

- **Option 1: Build a dead-end street as planned**

It can solve all the problems

In addition, the street serves a private driveway for the two lots owners

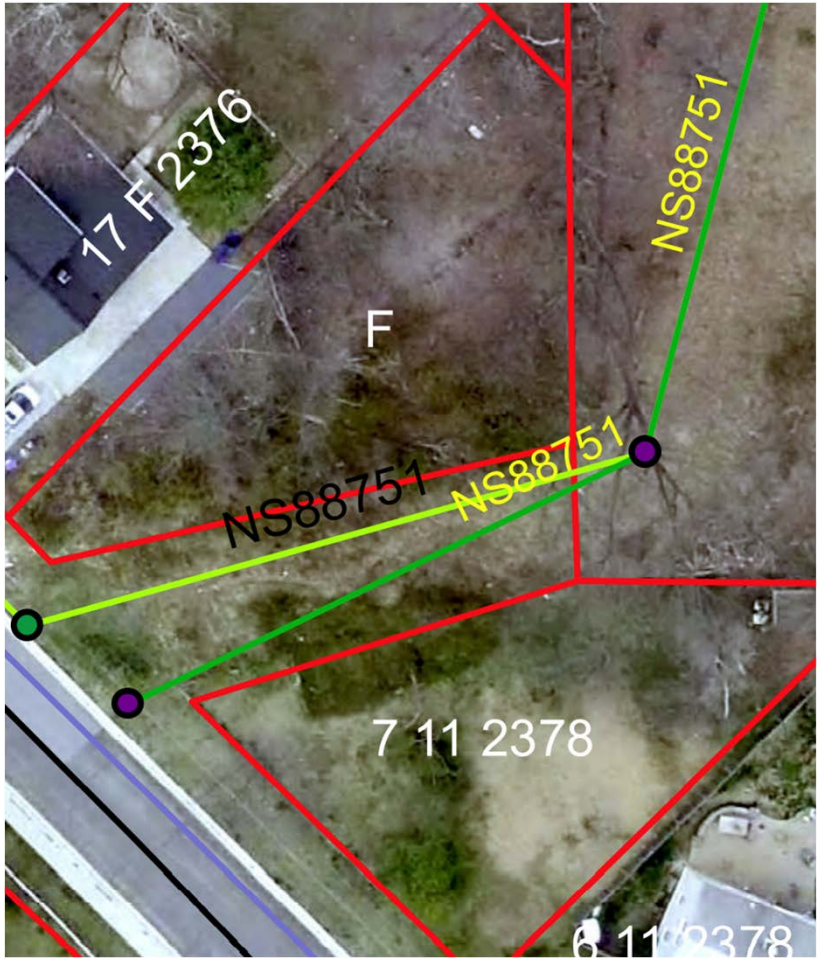
- **Option 2: Abandon the ROW**

It can solve all the problems

But it has some hurdles to overcome

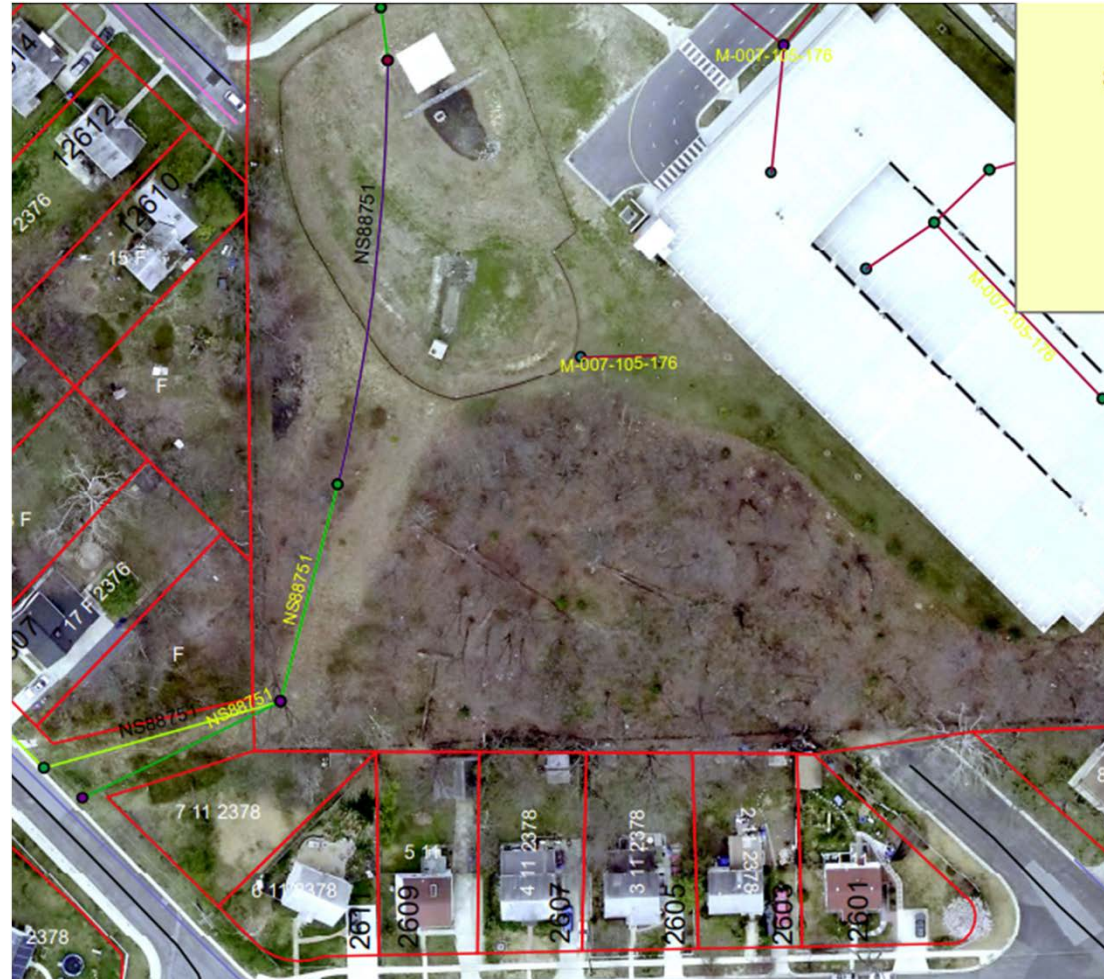
IV. Hurdles and Strategies

Hurdles	Strategies
The storm water drainpipe	keep with an easement
The concrete flume	Relocation
The declaration of covenants	Develop an agreement btw applicants and WTATA
Future walkway to metro	Walkway btw two houses; or choose the other location



Build a walkway to metro:

- This is an assumption, not fact.
- Connect Holdridge Rd with metro? ----- it is a long, muddy and junky way.
- Connect from Flack St? ----
-- It will be a clean, short, low-cost pedestrian connection.

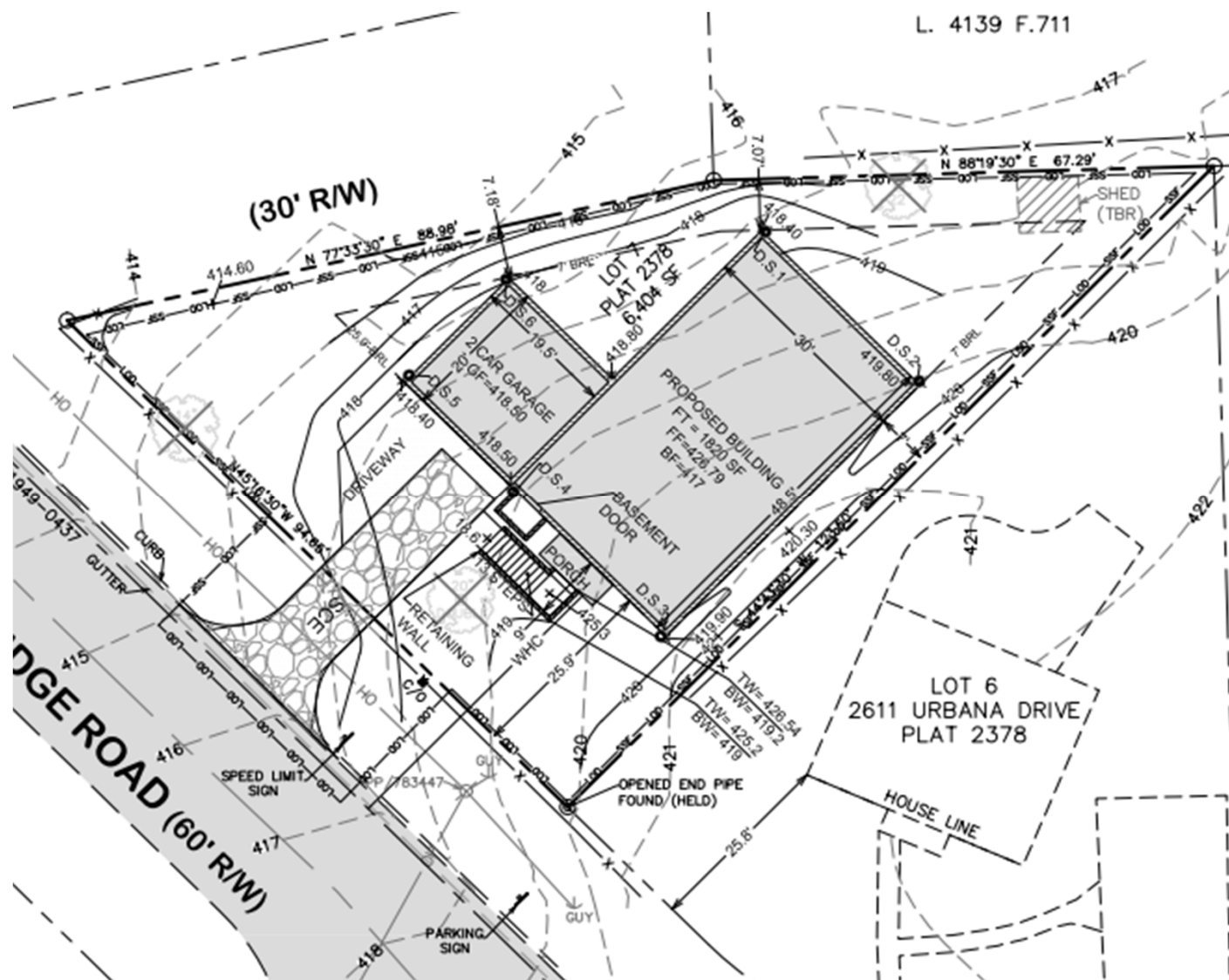


V. Development Plan

- 30'x50' SFD on the left
- SFD (49.5' wide) on the right – Approved and under construction
- Relocate the drain flume
- Keep the RCP and manholes
- There is a space of 37 feet wide btw the two houses to accommodate the storm water drains
- Drywells (SWMS) of the two new houses will reduce storm water drain



L. 4139 F.711



VI. Conclusions

If our application/plan is approved:

- It fulfills government agenda/plan at a reduced cost
- It improves public and community environment
- It benefits the neighbors
- Good+Good+Good = ?

Thank You Very Much For Your Consideration

BY TWO FAMILIES:

Ming Sun & Yongchun Wang
Xingzhu Liu & Yan Chen