From: Jeeves, Brian <Brian.Jeeves@montgomerycountymd.gov>
Sent: Tuesday, September 24, 2024 9:09 AM
To: Panjshiri, Atiq <Atiq.Panjshiri@montgomerycountymd.gov>
Subject: RE: Abandonment - AB 789 (Public Right of Way on Hyannis Drive, Silver Spring)

Good Morning Atiq,

I have researched this proposed abandonment and here are my thoughts and the information I have found out.

Hyannis Drive was dedicated as a 50' right of way by plat 1460 (this plat also created the lots fronting this right of way so the abandoned property would split equally to each of the lots).

Our GIS is not showing any storm drains our public utilities within the right of way.

There are a couple of things that should be considered when abandoning the right of way, the owners of the property that created the plat put a condition in when the right of way was dedicated of a 2' reservation at the boundary of the property that would automatically be dedicated to public use when the adjacent property dedicated the area needed to extend the road, the adjacent plat did not make a right of way dedication so that strip still belongs to the successors "Old Salem Village Inc." in my opinion. Abandonment would create a situation where the 2' (by approximately 75' as the strip is on an angle to the right of way) reservation is land locked (they should consult with Legal on who the property owner is for this reservation).

Also, I would recommend that the property along the abandoned right of way be made to consolidate into single lots, there is currently Lot 3 & part of lot 4 in block 7 (same ownership) that would get part of the right of way and lot 6 & part of Lot 5 in block 6 (same ownership) that would also get some. Again if these are not forced to consolidate, we will have Lot 6 and Part of 4 that are land locked.

I would have no problem with the abandonment but as stated above there are some concerns on how the property will be accessed if not consolidated and there is not an easement to get back to the 2' reservation (unless legal determines it to be abandoned as well).

Thanks, Brian