



April 20, 2005

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Daniel K. Hardy, Supervisor *DKH*
Transportation Planning

FROM: Ed Axler, Planner Coordinator *EA*
Transportation Planning

SUBJECT: DPWT Docket No. AB 669
Abandonment of a portion of Kensington Boulevard
Between Grandview Avenue and Georgia Avenue
Wheaton Central Business District and Vicinity Sector Plan
Wheaton CBD Policy Area

RECOMMENDATION

Staff recommends that the Planning Board support approval of the subject abandonment by the County Council.

DISCUSSION

This abandonment is for a portion of Kensington Boulevard between Grandview Avenue and Georgia Avenue. The 8,453 square feet of right-of-way is used as a portion of a private parking lot and associated retaining walls for the Anchor Inn Restaurant property. It was acquired by prescriptive easement in the mid-19th century. The area does not appear to have been in public use for many years. No property will be denied a means of ingress or egress as a result of this abandonment. The proposed abandonment is consistent with the transportation and land use plans for the 1990 Approved and Adopted Wheaton Central Business District and Vicinity Sector Plan.

The abandonment is requested on behalf of the Anchor Inn Properties, LLC, Grandview Properties, LCC, Old Bladensburg Properties, LCC and 11416 Georgia Avenue General Partnership (the applicants). The area to be abandoned adjoins property owned by the applicants on both sides.

The County Executive held a public hearing on this abandonment case AB 669 on April 6, 2005. The Executive's request for Planning Board comment and its associated materials are included in Attachment A.

In March, staff requested that the Executive's public hearing record be held open on case AB 669 pending Planning Board review of the abandonment case. Comments from the Planning Board's review of the abandonment will be forwarded for inclusion into the Executive's record of the public hearing.

EA:gw
Attachment

mno to MCPB re AB-669 Kensington Blvd.doc