

MEMORANDUM

**DATE:** October 13, 2005

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Catherine Conlon, Supervisor *CC*  
Development Review Division

**FROM:** Richard A. Weaver, Coordinator (301) 495-4544 *RAW*  
Development Review Division

**REVIEW TYPE:** Preliminary Plan Review  
**APPLYING FOR:** Preliminary Plan Revision and Road Abandonment

**PROJECT NAME:** Howard Hughes Medical Institute  
**CASE #:** 12002096A (1-02096A)  
**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** R-90  
**LOCATION:** Located in the southwest quadrant of the intersection of Jones Bridge Road and Connecticut Avenue (MD 185)

**MASTER PLAN:** Bethesda-Chevy Chase  
**APPLICANT:** Howard Hughes Medical Institute  
**ENGINEER:** PHRA  
**HEARING DATE:** October 20, 2005  
**FILING DATE:** August 3, 2005

**STAFF RECOMMENDATION:** Approval to revise preliminary plan to include an unused portion of Platt Ridge Drive consisting of 127 square feet, and subject to the following conditions:

- 1) Applicant is bound by all previous conditions of approval for preliminary plan 1-02096, Howard Hughes Medical Institute (attached).
- 2) Approval of Abandonment Resolution MCPB – 0513AB prior to recordation of plat.

## **BACKGROUND**

At a regularly scheduled Planning Board hearing on November 4, 2004, the Planning Board approved preliminary plan number 1-02096 for the Howard Hughes Medical Institute which was a request to allow an additional 75,000 square feet of additional administrative office space to the existing campus located on Connecticut Avenue at Jones Bridge Road. An opinion was mailed on January 19, 2005.

As the applicant proceeded with the final survey of the property in preparation of the record plat submittal it was discovered that there was a portion of Platt Ridge Drive right-of-way extending into the subject property that had not been properly abandoned. The total area of the unused right-of-way is 127 square feet. In situations where there is no anticipated public use for the right-of-way, it is appropriate for the Planning Board to proceed with this abandonment procedure pursuant to Section 50-15 of the Subdivision Regulations. Based on consultation with the Department of Public Works and Transportation and findings by the applicant's engineer there is no existing or anticipated need for this small portion of the right-of-way to be used for public purposes. The Planning Board therefore has the authority to consider this abandonment.

## **PROJECT DESCRIPTION:**

No significant modifications to the approved preliminary plan are requested under this application. This application only requests the abandonment of the unused portion of Platt Ridge Drive totaling 127 square feet so that it may be included in the lot area of the Howard Hughes Medical Institute property as part of a record plat submission.

## **ATTACHMENTS:**

Attachment A	Howard Hughes Opinion
Attachment B	Vicinity Map
Attachment C	Preliminary Plan