

Ming Sun & Yongchun Wang
1206 Bradley Rd
Severn, MD 21144
443-682-1310
Yongchun5000@yahoo.com

RECEIVED
FEB 14 2021
DIRECTOR'S OFFICE

February 1st, 2021

Mr. Christopher Conklin
Director,
Montgomery County Department of Transportation
101 Monroe Street, 10th Floor
Rockville, MD 20850
Tel: (240) 777-7170

Dear Mr. Conklin,

We are writing to request the abandonment of the public right of way between the lot at 12501 Holdridge Rd, Silver Spring, MD 20906 and the lot at 12505 Holdridge Rd, Silver Spring, MD 20906.

According to the record, this public right of way was dedicated to public use in February of 1935 by subdivision plat number 533. The road also appears on the subdivision plat number 2378 in 1949. Copies of the plats, with the road highlighted, are attached to this letter. For more than 70 years since it was lastly planned, the road has never been constructed. Now, there will be absolutely no public benefit to construct the road as it was planned in 1935 and 1949, because it does not benefit anybody with county's investment. We consulted the county office and MCDOT, and found that there are no plans at this time and future to construct a road within the dedicated area.

The public right of way has not been maintained well. It has had wild bushes, trashes, mouses, abandoned animals, and trapped waters, and has had negative impacts to the neighborhood. Since it runs diagonally, it divides the two adjacent lots into two unbuildable triangular lots. By abandonment of this Public ROW, it will greatly benefit the community, the neighbors, and the owners of two lots. It also benefits the county due to release of the burden of maintenance and save the resources for construction.

The stormwater drains, as what we have found, have been unfunctional since water runs on the top of the grading and washed away the sediment all the way to the street, and there has been no water in the draining pipes. However, it will need the county to investigate whether to abandon the drain or renovate it with a signed easement between the county and the owners of the two lots.

Therefore, we jointly request the right of way abandonment, based on Montgomery County Code, Section 49-62.

We are sending along with this petition a check of \$2,500 for the application filing fee.

We appreciate your consideration for this matter.

Sincerely,

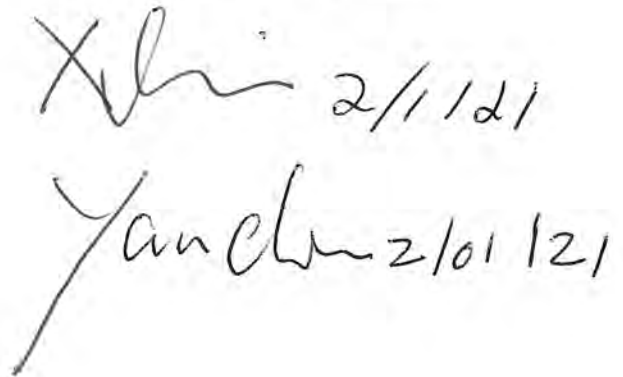
12505 Lot Owners:

Ming Sun and Yongchun Wang

Handwritten signatures of Ming Sun and Yongchun Wang. Ming Sun's signature is a stylized 'MS' and Yongchun Wang's signature is a stylized 'YW'.

12501 Lot Owners

Xingzhu Liu and Yan Chen

Handwritten signatures of Xingzhu Liu and Yan Chen. Xingzhu Liu's signature is 'Xliu' followed by '2/1/21' and Yan Chen's signature is 'Yan Chen' followed by '2/01/21'.

CC:

Eric Willis
Chief, Property Acquisition Section
Montgomery County Department of Transportation
100 Edison Park Drive, 4th Floor
Gaithersburg, MD 20878
Tel: (240) 777-7255

CURVE DATA									
Sta.	No.	Radius	Chord	Angle	Area	Chord	Angle	Area	Stationing
1	1	20.00	11.33	10	32.87	20.00	10	32.87	100.00
2	2	20.00	11.33	10	32.87	20.00	10	32.87	120.00
3	3	20.00	11.33	10	32.87	20.00	10	32.87	140.00
4	4	20.00	11.33	10	32.87	20.00	10	32.87	160.00
5	5	20.00	11.33	10	32.87	20.00	10	32.87	180.00
6	6	20.00	11.33	10	32.87	20.00	10	32.87	200.00
7	7	20.00	11.33	10	32.87	20.00	10	32.87	220.00
8	8	20.00	11.33	10	32.87	20.00	10	32.87	240.00
9	9	20.00	11.33	10	32.87	20.00	10	32.87	260.00
10	10	20.00	11.33	10	32.87	20.00	10	32.87	280.00
11	11	20.00	11.33	10	32.87	20.00	10	32.87	300.00
12	12	20.00	11.33	10	32.87	20.00	10	32.87	320.00
13	13	20.00	11.33	10	32.87	20.00	10	32.87	340.00
14	14	20.00	11.33	10	32.87	20.00	10	32.87	360.00
15	15	20.00	11.33	10	32.87	20.00	10	32.87	380.00
16	16	20.00	11.33	10	32.87	20.00	10	32.87	400.00
17	17	20.00	11.33	10	32.87	20.00	10	32.87	420.00
18	18	20.00	11.33	10	32.87	20.00	10	32.87	440.00
19	19	20.00	11.33	10	32.87	20.00	10	32.87	460.00
20	20	20.00	11.33	10	32.87	20.00	10	32.87	480.00
21	21	20.00	11.33	10	32.87	20.00	10	32.87	500.00
22	22	20.00	11.33	10	32.87	20.00	10	32.87	520.00
23	23	20.00	11.33	10	32.87	20.00	10	32.87	540.00
24	24	20.00	11.33	10	32.87	20.00	10	32.87	560.00
25	25	20.00	11.33	10	32.87	20.00	10	32.87	580.00
26	26	20.00	11.33	10	32.87	20.00	10	32.87	600.00
27	27	20.00	11.33	10	32.87	20.00	10	32.87	620.00
28	28	20.00	11.33	10	32.87	20.00	10	32.87	640.00
29	29	20.00	11.33	10	32.87	20.00	10	32.87	660.00
30	30	20.00	11.33	10	32.87	20.00	10	32.87	680.00
31	31	20.00	11.33	10	32.87	20.00	10	32.87	700.00
32	32	20.00	11.33	10	32.87	20.00	10	32.87	720.00
33	33	20.00	11.33	10	32.87	20.00	10	32.87	740.00
34	34	20.00	11.33	10	32.87	20.00	10	32.87	760.00
35	35	20.00	11.33	10	32.87	20.00	10	32.87	780.00
36	36	20.00	11.33	10	32.87	20.00	10	32.87	800.00
37	37	20.00	11.33	10	32.87	20.00	10	32.87	820.00
38	38	20.00	11.33	10	32.87	20.00	10	32.87	840.00
39	39	20.00	11.33	10	32.87	20.00	10	32.87	860.00
40	40	20.00	11.33	10	32.87	20.00	10	32.87	880.00
41	41	20.00	11.33	10	32.87	20.00	10	32.87	900.00
42	42	20.00	11.33	10	32.87	20.00	10	32.87	920.00
43	43	20.00	11.33	10	32.87	20.00	10	32.87	940.00
44	44	20.00	11.33	10	32.87	20.00	10	32.87	960.00
45	45	20.00	11.33	10	32.87	20.00	10	32.87	980.00
46	46	20.00	11.33	10	32.87	20.00	10	32.87	1000.00



OWNER'S DEDICATION

We, GLENMONT VILLAGE, INC., a Maryland Corporation, by EARL J. PRESTON, President, and BEN F. STRATTON, Secretary, owners of the property shown and described herein, hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets and path to public use.

June 28, 1949 GLENMONT VILLAGE, INC.

ATTEST

Burt J. Preston Earl J. Preston
Earl J. Preston, President

We assent to this plan of subdivision
June 28, 1949

H. Milton Williams Burt J. Preston
H. Milton Williams, Secretary

H. Milton Williams Howard L. Lencoville
Howard L. Lencoville, Secretary

ENGINEER'S CERTIFICATE

I hereby certify that the plat shown hereon is correct, that it is a subdivision of part of the land conveyed by Victor Holding Company, Incorporated, to Glenmont Village, Incorporated, by deed dated January 27, 1949 and recorded among the land records of Montgomery County, Maryland in Liber 1226 at Folio 197.

That stones shown thus * and iron pipe shown thus are in place where indicated.

June 28, 1949

Thomas G. Oyster
Thomas G. Oyster Registered Surveyor
Reg. No. Md. 1873

PLAT No. 2

GLENMONT VILLAGE

BLOCK 11 AND
PARTS OF BLOCKS 1, 12 & 17
MONTGOMERY COUNTY, MD.
JUNE 1949 SCALE 1"=100'

THOMAS G. OYSTER & ASSOCIATES
WHEATON TRIANGLE
SILVER SPRING, MD

SEP 2 1949

WASHINGTON SUBURBAN SANITARY COMMISSION

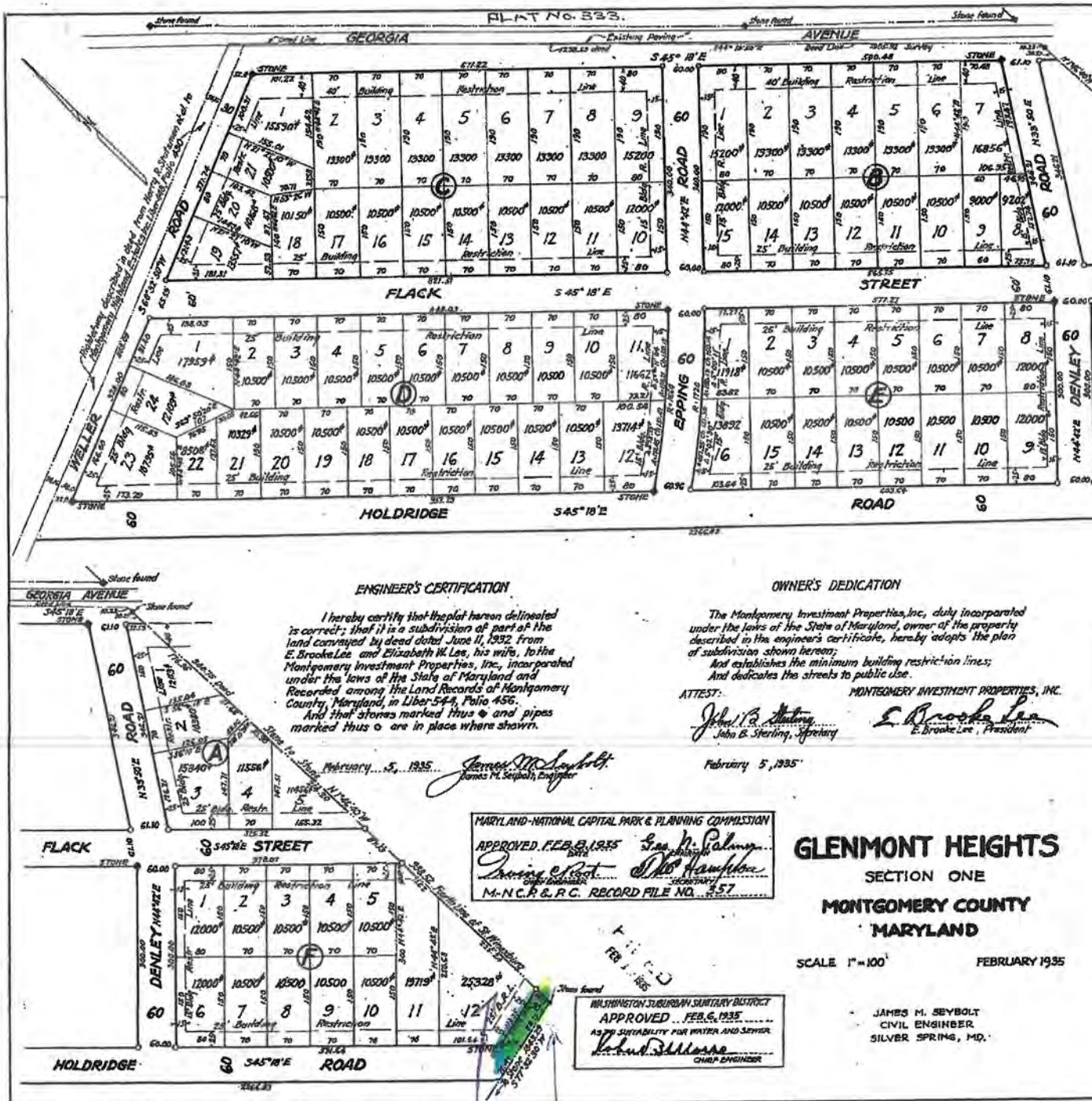
APPROVED: AUGUST 19, 1949
SUFFICIENT FOR VOTER REGISTRATION DESIGN
WITHOUT COMMITMENT TO INSTALLATION

Harry Shaw
Harry Shaw, Chairman

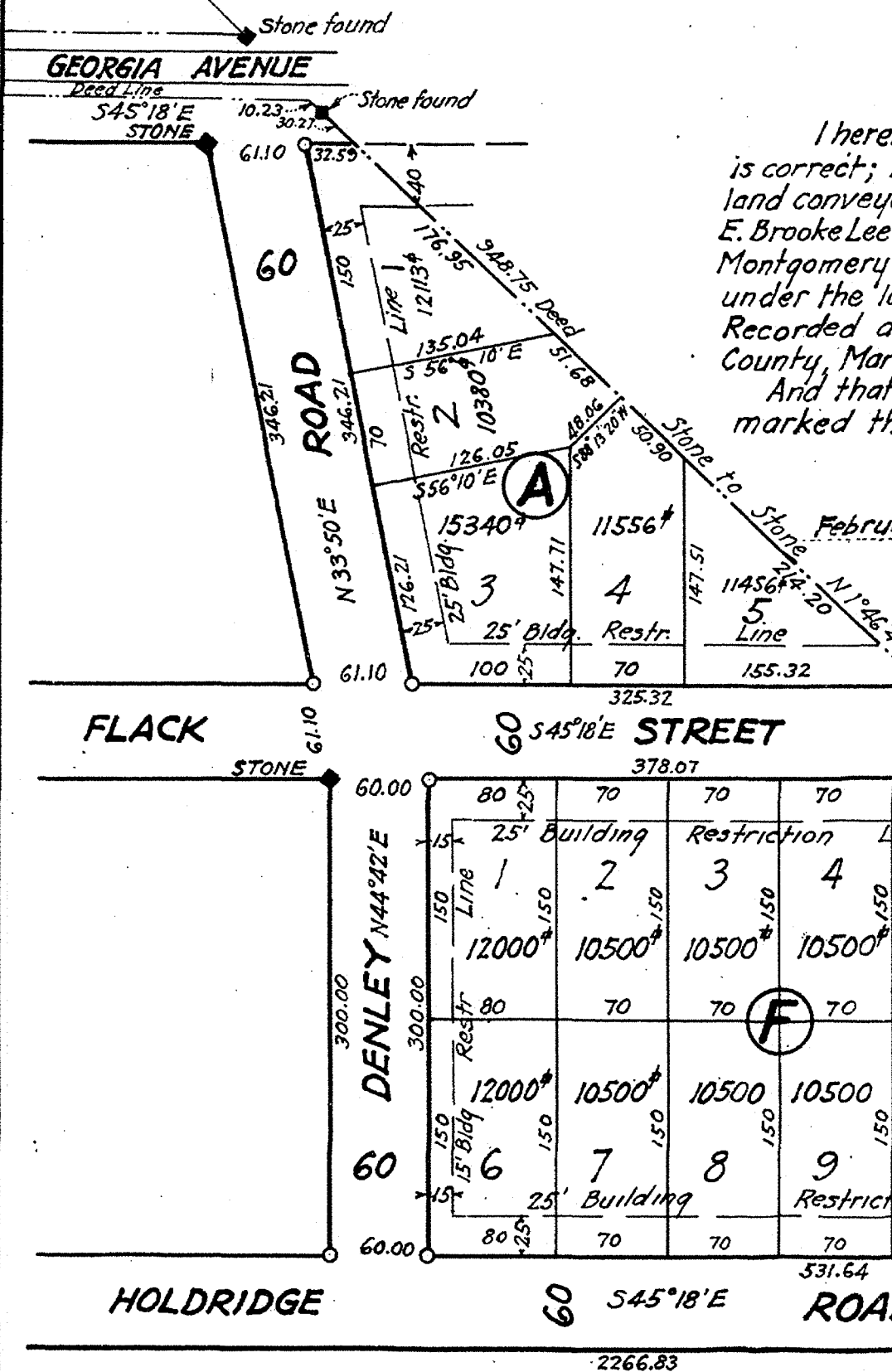
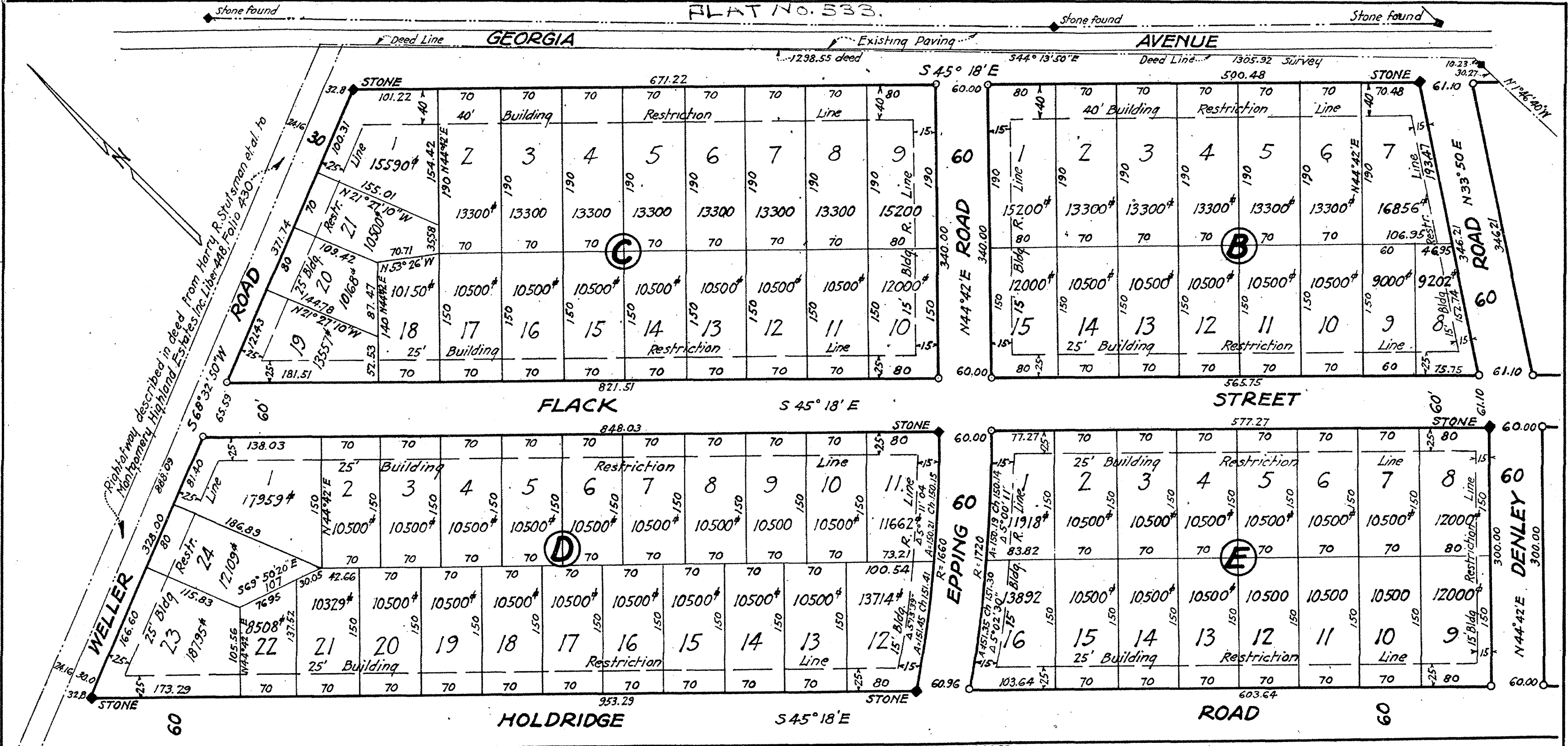
MONTGOMERY NATIONAL CAPITAL PARK & PLANNING COMMISSION

APPROVED: AUGUST 19, 1949

John F. Hadden John F. Hadden
John F. Hadden, Chairman
M-N.C.P.C. RECORD FILE NO. 190-56







ENGINEER'S CERTIFICATION

I hereby certify that the plat hereon delineated is correct; that it is a subdivision of part of the land conveyed by deed dated June 11, 1932 from E. Brooke Lee and Elizabeth W. Lee, his wife, to the Montgomery Investment Properties, Inc., incorporated under the laws of the State of Maryland and Recorded among the Land Records of Montgomery County, Maryland, in Liber 544, Folio 456. And that stones marked thus \blacklozenge and pipes marked thus \circ are in place where shown.

February 5, 1935

James M. Seybolt,
James M. Seybolt, Engineer

OWNER'S DEDICATION

The Montgomery Investment Properties, Inc., duly incorporated under the laws of the State of Maryland, owner of the property described in the engineer's certificate, hereby adopts the plan of subdivision shown hereon; And establishes the minimum building restriction lines; And dedicates the streets to public use.

ATTEST:

MONTGOMERY INVESTMENT PROPERTIES, INC.

John B. Sterling,
John B. Sterling, Secretary

E. Brooke Lee,
E. Brooke Lee, President

February 5, 1935

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
APPROVED FEB. 8, 1935
DATE
Chairman
Chief Engineer
M.-N.C.P. & P.C. RECORD FILE NO. 357

GLENMONT HEIGHTS
SECTION ONE
MONTGOMERY COUNTY
MARYLAND

SCALE 1"=100'

FEBRUARY 1935

WASHINGTON SUBURBAN SANITARY DISTRICT
APPROVED FEB. 6, 1935
AS TO SUITABILITY FOR WATER AND SEWER
Chief Engineer

JAMES M. SEYBOLT
CIVIL ENGINEER
SILVER SPRING, MD.

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 2376, MSA_s1249_010187. Date available 1949/08/30. Printed 07/29/2021.

CURVE DATA									
BK.	No.	RADIUS	CENT. ANGLE	ARC	TANG.	CHORD	BEARING		
A	1	20.00	100° 52' 00"	35.21	24.20	30.84	N 84° 17' 30" E		
A	2	20.00	79° 08' 00"	27.62	16.53	25.48	N 5° 42' 30" W		
B	1	20.00	100° 52' 00"	35.21	24.20	30.84	N 84° 17' 30" E		
B	2	20.00	79° 08' 00"	27.62	16.53	25.48	N 5° 42' 30" W		
E	1	20.00	90° 00' 00"	31.42	20.00	28.28	N 00° 16' 30" W		
E	2	20.00	90° 00' 00"	31.42	20.00	28.28	N 89° 43' 30" E		
F	1	20.00	90° 00' 00"	31.42	20.00	28.28	N 89° 43' 30" E		
F	2	20.00	90° 00' 00"	31.42	20.00	28.28	N 00° 16' 30" W		
1	1	20.00	46° 27' 10"	16.22	8.58	15.77	N 68° 30' 05" W		
1	2	2200.00	00° 52' 03"	33.31	16.65	33.31	N 87° 50' 19" E		
1	3	20.00	91° 34' 37"	31.97	20.56	28.67	N 81° 36' 59" E		
1	4	40.00	180° 00' 00"	125.66	—	80.00	N 85° 49' 40" E		
1	5	20.00	91° 34' 37"	31.97	20.56	28.67	N 49° 57' 38" W		
1	6	2200.00	5° 36' 03"	215.06	107.62	214.94	N 81° 27' 02" E		
1	7	20.00	119° 53' 40"	41.85	34.57	34.62	N 18° 42' 10" E		
2	1	20.00	133° 32' 50"	46.62	46.60	36.76	N 21° 29' 55" E		
2	2	30.00	136° 27' 10"	71.45	75.11	55.72	N 23° 30' 05" W		
2	3	20.00	90° 00' 00"	31.42	20.00	28.28	N 89° 43' 30" E		
2	4	20.00	90° 00' 00"	31.42	20.00	28.28	N 00° 16' 30" W		
2	5	258.02	11° 54' 50"	53.65	26.92	53.56	N 50° 40' 55" E		
3	1	20.00	106° 49' 50"	41.45	26.94	32.12	N 69° 56' 45" W		
3	2	20.00	95° 10' 50"	33.22	21.89	29.53	N 31° 03' 35" E		
3	3	20.00	100° 15' 40"	35.00	23.95	30.70	N 51° 13' 10" W		
3	4	20.00	53° 51' 20"	18.80	10.16	18.11	N 25° 50' 20" E		
4	1	577.72	9° 25' 45"	95.08	47.64	94.97	N 48° 03' 08" E		
4	2	20.00	88° 31' 45"	30.90	19.49	27.92	N 87° 36' 08" E		
5	1	20.00	85° 59' 20"	30.02	18.65	27.28	N 84° 14' 20" W		
5	2	477.72	28° 03' 00"	233.87	119.33	231.54	N 38° 44' 30" E		
6	4	20.00	81° 13' 40"	28.35	17.15	26.04	N 7° 31' 10" W		

PLAT No 2376

ENGINEERS' CERTIFICATE

I hereby certify that the plan hereon delineated is correct;
That it is a subdivision of part of the land conveyed by Montgomery Land Company, Inc. to Elias Gelman by deed dated May 19, 1949 and recorded among the land records of Montgomery County in Liber 1257 at Folia 281;

And being in part a **resubdivision** of all of Block A, Lots 7, 8, 9 and 10 Block B, Lots 6, 7, 8, 9, 10 and 11 Block E and Lots 1, 2, 4, 5, 6, 10, 11 and 12 Block F, **GLENMONT HEIGHTS** as recorded among the said land records in Plat Book No. 6 on Plat No. 533;

That stones shown thus ■ and iron pipe shown thus ○ are in place where indicated.

August 12, 1949

Thomas G. Oyster
Thomas G. Oyster, Regis. Surveyor
Md. # 1679

OWNER'S DEDICATION

We, Elias Gelman and Vittle K. Gelman, his wife, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets to public use.

There are no suits of action, leases, liens or trusts on the property included in this subdivision.

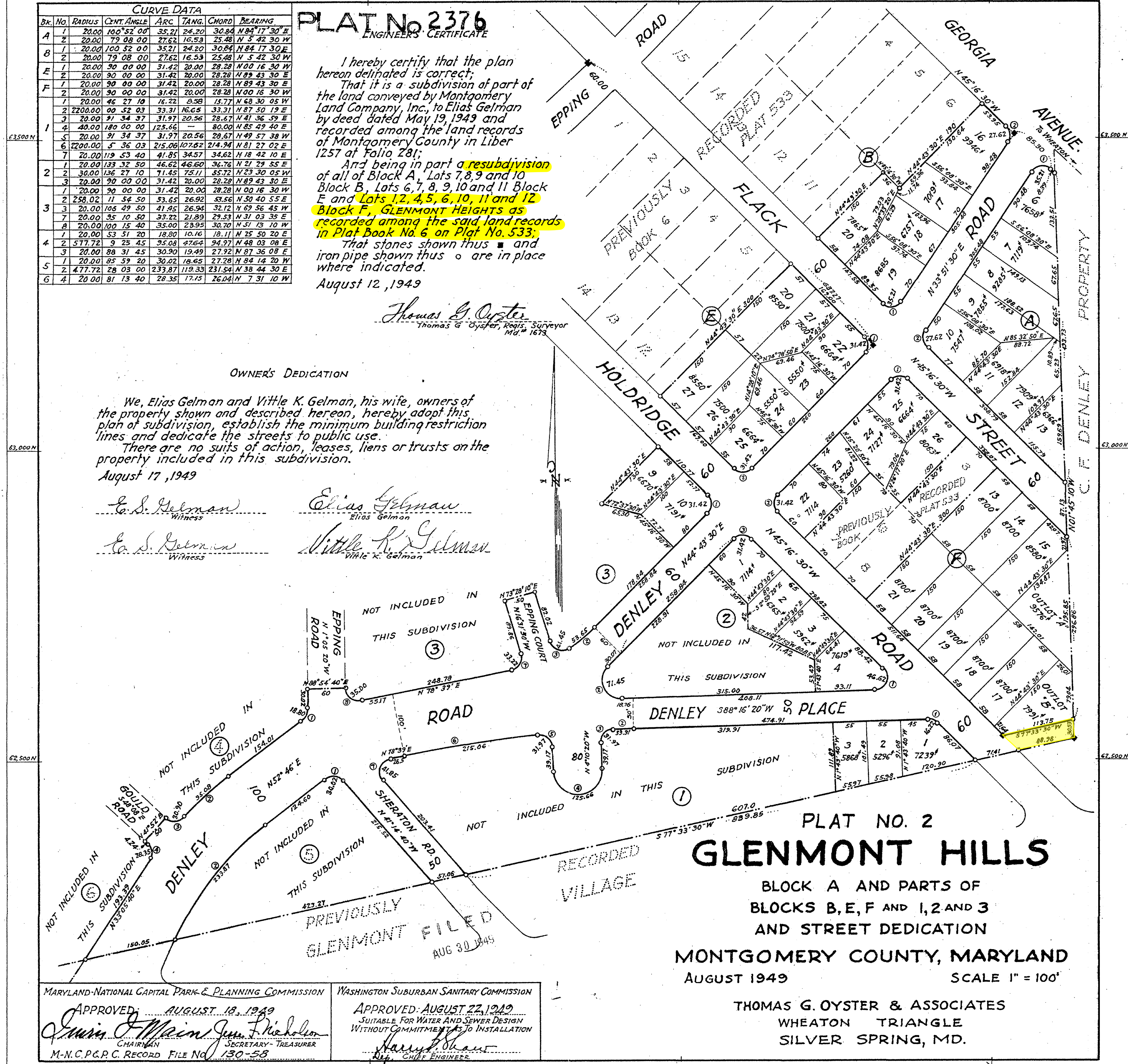
August 17, 1949

E. S. Gelman
Witness

Elias Gelman
Elias Gelman

E. S. Gelman
Witness

Vittle K. Gelman
Vittle K. Gelman



MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
APPROVED: AUGUST 18, 1949
Chairman
Secretary-Treasurer
M-N.C.P.C. RECORD FILE NO. 130-58

WASHINGTON SUBURBAN SANITARY COMMISSION
APPROVED: AUGUST 22, 1949
SUITABLE FOR WATER AND SEWER DESIGN
WITHOUT COMMITMENT TO INSTALLATION
Chief Engineer

PLAT NO. 2
GLENMONT HILLS
BLOCK A AND PARTS OF
BLOCKS B, E, F AND 1, 2 AND 3
AND STREET DEDICATION
MONTGOMERY COUNTY, MARYLAND
AUGUST 1949
SCALE 1" = 100'

THOMAS G. OYSTER & ASSOCIATES
WHEATON TRIANGLE
SILVER SPRING, MD.



COVID-19 Updates



Vaccine and Priority Group Information



COVID-19 Transportation changes, updates, and resources | Información actual, recursos de transporte y cambios

Event Submission for MCDOT

Done. The following event has been successfully submitted.

Public Hearing Notice for Abandonment 776 (Holdridge Road)

WHEN Thursday, October 14, 2021, 1 – 3pm EDT

LOCATION Virtual Public Hearing via Zoom

CATEGORY Government, Town Hall Meetings, Transportation

AGE Adult, Family

AREA Silver Spring

CONTACT NAME Tiara McCray

CONTACT PHONE 2407207862

CONTACT EMAIL Tiara.McCray@montgomerycountymd.gov

DESCRIPTION Pursuant to Section 49-62 of the Montgomery County Code (2004) as amended, the County Executive or his Designee shall conduct a virtual Public Hearing via the internet-based platform known as Zoom at 1:00 p.m. on October 14th, 2021, to consider an application received from Xingzhu Liu and Yan Chen (12501 Holdridge Road Lot Owners) and Ming Sun and Yongchun Wang (12505 Holdridge Road Lot Owners) (collectively the "Applicants"), seeking the abandonment of the public right of way located between two privately-owned vacant lots in Silver Spring, Maryland.

The calendar owner has been notified of your submission.

Approved submissions will appear online within 48 hours.

A confirmation email has been sent to tiara.mccray@montgomerycountymd.gov.

[Submit Another Event](#)



ABOUT US

Commuter Services





DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

September 22, 2021

General Notice Format

Re: Abandonment Case AB 776 (Holdridge Road)
Public Hearing Notice

Greetings,

Please be advised that the Property Acquisition Section of the Montgomery County Department of Transportation (MDOT), pursuant to Montgomery County Code section 49-62(e), the Department shall conduct a Public Hearing to consider an abandonment application received from Xingzhu Liu and Yan Chen (12501 Holdridge Road Lot Owners) and Ming Sun and Yongchun Wang (12505 Holdridge Road Lot Owners) (collectively the "Applicants") seeking the abandonment of public right of way located between the two privately-owned vacant lots (12501 & 12505 Holdridge Road) in Silver Spring, Maryland. A copy of the abandonment area being petitioned is attached to this notice. In order to protect and maintain the health of the County's citizens and workforce, the County Executive or his Designee shall conduct this Hearing via the internet-based platform Zoom™ on **Thursday, October 14, 2021, at 1:00 PM**. The Department will place a sign on the property to notify the community of the Public Hearing date and time.

Scanning the QR Code below with your mobile device will direct you to the registration form required to participate in the Hearing. If you are unable to scan the code below or do not have a mobile device, please contact me via email to complete registration. Completion of the registration form is required to participate in the hearing and doing so will include parties on a mailing list to receive an electronic invitation to the Hearing. Comments regarding the petition can be made by letter, fax or email. Written comments are considered equal to oral statements made at the hearing.

Please scan the code below with the camera on your mobile device:



Sincerely,

Tiara McCray
Property Acquisition Section
Tiara.McCray@montgomerycountymd.gov

Division of Transportation Engineering

100 Edison Park Drive, 4th Floor, Gaithersburg, MD 20878 · 240-777-7220 · 240-777-7277 Fax
www.montgomerycountymd.gov/mcdot

montgomerycountymd.gov/311



Maryland Relay 711

McCray, Tiara

From: WMATA Real Estate <realestate@wmata.com>
Sent: Tuesday, September 21, 2021 4:30 PM
To: McCray, Tiara; WMATA Real Estate
Subject: AB 776 (Holdridge Road) - Public Hearing Notice (Registration Required)

[EXTERNAL EMAIL]

Thank you.

From: McCray, Tiara <Tiara.McCray@montgomerycountymd.gov>
Sent: Tuesday, September 21, 2021 4:22 PM
To: WMATA Real Estate <realestate@wmata.com>; Talaia, Anabela <ATalaia@wmata.com>
Subject: <External>AB 776 (Holdridge Road) - Public Hearing Notice (Registration Required)
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and have verified the authenticity of the message.

Good afternoon,

My name is Tiara McCray, Real Estate Specialist with the Property Acquisition Section of the Montgomery County Department of Transportation. My section is responsible for administering requests for the abandonment of public rights of way. This process is governed by County Code Article 49, section 62. The code explains the County Council may abandon a public right of way for two reasons. If the Council finds that; 1) the right of way is no longer needed for public use or anticipated future public use, or 2) the abandonment is necessary to protect the health, safety, and welfare of the residents near the right of way to be abandoned.

In this case, I have attached to this email a Public Hearing announcement for an abandonment petition received for public right of way between 12501 & 12505 Holdridge Road in Silver Spring, Maryland. As the abutting property owner (12600 Georgia Avenue – Acct. No. 13-00982088), it is required by County Code to receive notice of the Public Hearing and are provided an opportunity to submit a comment for the record. In addition to the announcement letter, I have also included the following items (attached as 1 document):

1. Application Letter from the Applicant received February 1, 2021
2. Plat No. 533
3. Plat No. 23756

Should you have any additional questions regarding the petition or participation in the Hearing, please feel free to contact me.

Thank you,

Tiara McCray
Real Estate Specialist

Public Advertisement Sheet

Tax Acct. No.	Contact Name	Premise Address	Mailing Address	Email	Contact Method	Receipt Confirmation	Comments
13-01193256	Ming Sun & Yongchun Wang	0 Holdridge Road (12505 Holdridge Road)	1206 Bradley Road Severn, MD 21144	yongchun5000@gmail.com	Email & Mail	Yes	Applicant - Property Owner - Certified Mail Return Receipt Requested
13-01253420	Xingzhu Liu & Yan Chen	12501 Holdridge Road	6432 Bannockburn Drive Bethesda, MD	larryliu518@gmail.com	Email & Mail	Yes	Applicant - Property Owner - Certified Mail Return Receipt Requested
13-00982088	Washington Metropolitan Area Transit Authority - WMATA Office of Real Estate & Station Planing	12600 Flack Street Silver Spring	600 Fifth Street NW Wasington, D.C. 20001	realestate@wmata.com	Email & Mail	Yes	Adjoining Owner - Certified Mail Return Receipt Requested
-	Aspen Hill Civic Association	-	-	AspenHill.President@gmail.com	Email	-	Associtaion President - Josephine Rios-Davis
-	East County Citizens Advisory Board	-	-	Eastco.citizen@Montgomerycountymd.gov	Email	-	Association Chair - Rachel Evans
-	Foxhall Square Condominium Association - CA	-	12700 A Epping Terrace Silver Spring, MD 20906	-	Mail	Yes	Barry Foxworthy
-	Foxhall Square Condominium Association - HOA	-	12721 Epping Terrace Silver Spring, MD 20906	-	Mail	Yes	Association President - Howard Rome
-	Glen Forest Neighbors Assn	-	-	glenmontforestnca@gmail.com	Email	-	Association Board
-	Glenmont Civic Association	-	-	bannnam@aol.com	Email	-	Association President - Michael McAteer
-	Glenmont Exchange	-	-	dxshaw@gmail.com	Email	-	Director - David Shaw
-	Glenmont Forest Neighbors Civic Assn	-	-	zoeziliak@gmail.com	Email	-	Community Affairs/Public Outreach Chair - Zoe Ziliak
-	Layhill Alliance	-	14416 Big Bear Court Layhill, MD 20906-2424	rocky@rocylopes.com	Email	Yes	Association President - Rocky Lopes Undeliverable Message Received
-	Layhill Civic Association	-	-	n3yib@yahoo.com	Email	-	Association President - Ssteven Morrision
-	Montgomery County Civic Federation - CA	-	-	alan.bowser@gmail.com	Email	-	Association President - Alan Bowser
-	Montgomery County Civic Federation - CW	-	10205 Parkwood Driver Kensington, MD 20895	blcon350@verizon.net	Email & Mail	No	President - Bailey Condrey Undeliverable Message Received
-	Montgomery County Renters Alliance	-	1001 Spring Street Unit 316 Silver Spring, MD 20910	mattlosak@rentersallinace.org	Email & Mail	No	Alliance Director - Matthew Losak Undeliverable Message Received
-	Montgomery County Taxpayers League	-	-	president@mctaxpayersleague.org	Email	-	President - Edward Amatetti Undeliverable Message Received / No mailing address available
-	Montgomery Preservation Inc - CA	-	-	mpi@montgomerypreservation.org	Email	-	President - Eileen McGuckian
-	Montgomery Preservation Inc - CW	-	-	mpi@montgomerypreservation.org	Email	-	President - Judith Chrisensen
-	Northern Montgomery County Alliance	-	22300 Slidell Road Boyds, MD 20841	-	Mail	Yes	Chair - Julius Cinque
-	Rockville Chamber of Commerce	-	1 Research Court Suite 450 Rockville, MD 20850	Rockville@RockvilleChamber.org	Email & Mail	Yes	Contact - Andrea Jolly Undeliverable Message Received

-	Sierra Club - Montgomery County Group	-	-	jayrossmere@gmail.com	Email	-	Treasurer - Jennifer Rossmere
-	Wheaton & Kensington Chamber of Comm.	-	-	wkchamber@wkchamber.org	Email	-	Administrator - Vicky Surles

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, on the front if space permits.

1. Article Addressed to:

Xingzhu Liu & Yan
6432 Bannockburn Drive
Bethesda, MD 20817

2. Article Number

(Transfer from service label)

7015 1660 0000 1288 7341

PS Form 3811, August 2001

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

COVID-19

- ☐ Agent
☐ Addressee

Received by (Printed Name)

C. Date of Delivery

XINGZHU LIU - YAN CHEN

10/05/21

Every address different from item 1?
If YES, enter delivery address below:

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Bethesda, MD 20817

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.85
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage

\$0.58

Total Postage and Fees

\$6.18

Sent To

Xingzhu Liu & Yan Chen

Street and Apt. No., or PO Box No.

ZIP+4®

PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, on the front if space permits.

1. Article Addressed to:

Rockville Chamber of Commerce
Attn: Andrea Jolly
1 Research Court, Suite 450
Rockville, MD 20850

2. Article Number

(Transfer from service label)

7014 3490 0000 7477 1938

PS Form 3811, August 2001

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

10-4-21

D. Is delivery address different from item 1?
If YES, enter delivery address below:

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Rockville, MD 20850

Postage	\$3.75
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$3.75

Sent To

Rockville Chamber of
Commerce
Andrea Jolly

Street & Apt. No., or PO Box No.

City, State, ZIP+4

PS Form 3800, July 2014

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Northern Montgomery County Alliance
Attn: Julius Cinque
22300 Slidell Road
Boys, MD 20841

2. Article Number

(Transfer from service label)

7014 3490 0000 7477 1921

PS Form 3811, August 2001

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Cinque

☐ Agent☐ Addressee

B. Received by (Printed Name)

Cinque

C. Date of Delivery

10/07/21

D. Is delivery address different from item 1?

If YES, enter delivery address below:

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Boys, MD 20841

Postage \$3.75

Certified Fee

\$0.00

\$1.85

\$0.00

\$0.00

\$0.00

\$0.00

\$0.58

Total Postage & Fees

\$6.18

0505

55

Postmark
Here

10/01/2021

Sent To

Street & Apt. No.,
or PO Box No.

City, State, ZIP+4

Northern Moco Alliance
Julius Cinque

PS Form 3800, July 2014

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Foxhall Square Condominium HOA
Attn: Howard Rome
12721 Epping Terrace Silver Spring,
MD 20906

2. Article Number

(Transfer from service label)

7014 3490 0000 7477 1884

PS Form 3811, August 2001

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

HOWARD ROME

☐ Agent☐ Addressee

B. Received by (Printed Name)

HOWARD ROME

C. Date of Delivery

10/14/21

D. Is delivery address different from item 1?

If YES, enter delivery address below:

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Silver Spring, MD 20906

Postage \$3.75

Certified Fee

\$0.00

\$1.85

\$0.00

\$0.00

\$0.00

\$0.00

\$0.58

Total Postage & Fees

\$6.18

0505

55

Postmark
Here

10/01/2021

Sent To

Street & Apt. No.,
or PO Box No.

City, State, ZIP+4

Foxhall Square Condo HOA
Howard Rome

PS Form 3800, July 2014

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Layhill Alliance
Attn: Rocky Lopes
14416 Big Bear Court
Layhill, MD 20906-2424

2. Article Number

(Transfer from service label)

7014 3490 0000 7477 1891

PS Form 3811, August 2001

Domestic Return Receipt

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Silver Springs, MD 20910

Postage	\$3.75
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$1.85
Restricted Delivery Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$0.58

0505
55
Postmark
Here

10/01/2021

Sent To

Street & Apt. No.,
or PO Box No.

City, State, ZIP+4

MoCo Renters Alliance
Matthew Lasak

PS Form 3800, July 2014

See Reverse for Instructions

Tracking Number: 70143490000074771914

Status

Awaiting Delivery Scan

October 5, 2021 at 12:10 am

Get Updates ▼

Alert

The delivery status of your item has not been updated as of October 5, 2021, 12:10 am. We apologize that it may arrive later than expected.

October 13, 2021

Dear Tiara McCray:

The following is in response to your request for proof of delivery on your item with the tracking number:
7014 3490 0000 7477 1877.

Item Details

Status: Delivered, Left with Individual
Status Date / Time: October 8, 2021, 10:22 am
Location: SILVER SPRING, MD 20906
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic

Shipment Details

Weight: 1.0oz

Recipient Signature

Signature of Recipient:

Address of Recipient:

LB57 C19
LB57 C19
12700A EPPING TER SILVER
SPRING, MD 20906

October 13, 2021

Dear Tiara McCray:

The following is in response to your request for proof of delivery on your item with the tracking number:
7015 1660 0000 1288 7334.

Item Details

Status: Delivered, Individual Picked Up at Post Office
Status Date / Time: October 8, 2021, 1:22 pm
Location: SEVERN, MD 21144
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic

Shipment Details

Weight: 1.0oz

Recipient Signature

Signature of Recipient:

Address of Recipient:

Ming Sun
1206 BRADLEY RD
SEVERN, MD 21144-2844

Note: Scanned image may reflect a different destination address due to Intended Recipient's

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Silver Spring, MD 20906

Postage	\$3.75	
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$1.85	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.60	

Postmark Here

10/01/2021

Sent To: Foxhall Square Condo Assoc.
Barry Foxworthy

PS Form 3800, July 2014 See Reverse for Instructions

7014 3490 0000 7477 1877

7015 1660 0000 1288 7334

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Severn, MD 21144

Certified Mail Fee	\$3.75	
Extra Services & Fees (check box, add fee if indicated)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.85	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

Postmark Here

10/01/2021

Sent To: Ming Sun & Yongchun Wang

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

October 13, 2021

Dear Tiara McCray:

The following is in response to your request for proof of delivery on your item with the tracking number:
7015 1660 0000 1288 7358.

Item Details	
Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	October 12, 2021, 3:28 pm
Location:	WASHINGTON, DC 20001
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details	
Weight:	1.0oz

Recipient Signature	
Signature of Recipient:	D Earley CV19
Address of Recipient:	600 5th St

7015 1660 0000 1288 7358

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Washington, DC 20001

0505 55

Postmark Here

10/01/2021

WMATA - Real Estate & Station Planning

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Tracking Number: 70143490000074771907

Status

Arrived at USPS Regional Destination Facility

Your item arrived at our WASHINGTON DC DISTRIBUTION CENTER destination facility on October 13, 2021 at 10:09 am. The item is currently in transit to the destination.

October 13, 2021 at 10:09 am
WASHINGTON DC DISTRIBUTION CENTER

Get Updates ✓

In-Transit

7014 3490 0000 7477 1907

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Kensington, MD 20895

0505 55

Postmark Here

10/01/2021

Moco Civic Federation
Bailey Condrey

PS Form 3800, July 2014 See Reverse for Instructions

McCray, Tiara

From: McCray, Tiara
Sent: Wednesday, September 22, 2021 3:27 PM
To: AspenHill.President@gmail.com; Citizen, EastCo; glenmontforestnca@gmail.com; bannnam@aol.com; dxshaw@gmail.com; zoeziliak@gmail.com; rocky@rocylopes.com; n3yib@yahoo.com; alan.bowser@gmail.com; blcon350@verizon.net; mattlosak@rentersallinace.org; president@mctaxpayersleague.org; mpi@montgomerypreservation.org; mpi@montgomerypreservation.org; Rockville@RockvilleChamber.org; jayrossmere@gmail.com; wkchamber@wkchamber.org
Subject: Public Hearing Notice - AB 776 (Holdridge Road)
Attachments: Plat No. 2376.pdf; Plat No. 533.pdf; Abandonment Petition - AB 776.pdf
Importance: High

Good afternoon All,

Please be advised that the Property Acquisition Section of the Montgomery County Department of Transportation (MDOT), pursuant to Montgomery County Code section 49-62(e), has submitted a transmittal package requesting authorization for a Public Hearing to consider an application for abandonment received from Xingzhu Liu and Yan Chen (12501 Holdridge Road Lot Owners) and Ming Sun and Yongchun Wang (12505 Holdridge Road Lot Owners) (collectively the "Applicants"), for the abandonment of the public right of way, unimproved for vehicular and pedestrian travel, located between two privately-owned vacant lots. Attached, please find the following information concerning the application:

1. Application Letter from the Applicant received February 1, 2021
2. Plat No. 533
3. Plat No. 23756

In order to protect and maintain the health of the County's citizens and workforce, the County Executive or his Designee shall conduct this Hearing via the internet-based platform Zoom™ on **Thursday, October 14, 2021, at 1:00 PM.**

Scanning the QR Code below with your mobile device or following the link [here](#) will direct you to the registration form required to participate in the Hearing. Completing the registration form will include parties on a mailing list to receive an electronic invitation to the Hearing. Registration will close on **Monday, October 11, 2021, at 5:00 PM.** You are advised, should you have a strong position you wish to advocate before the Hearing Officer, to be present for the Hearing in order to be able to respond to comments from the Petitioner.

Should you have any questions or concerns, please do not hesitate to give me a call. **Please submit any replies or inquiries regarding this petition to me directly; please do not utilize the "Reply All" feature.**



HOACA Contact List

Association Name	Association Type	Position	Name	Address 1	City	State	Zip	Email	Association URL
Aspen Hill Civic Association	CA	AHCA Vice President	Jamie Cepler	13903 Congress Drive	Rockville	MD	20853	jcepler1@gmail.com	https://www.aspenhillcivicassociation.org/
Aspen Hill Civic Association	CA	AHCA President	Josephine Rios-Davis	13319 Magellan Avenue	Rockville	MD	20853	AspenHill.President@gmail.com	https://www.aspenhillcivicassociation.org/
Aspen Hill Civic Association	CA	AHCA Recording Secretary	Melissa Ryan	14213 Chesterfield Road	Rockville	MD	20853	renmeili@hotmail.com	https://www.aspenhillcivicassociation.org/
Aspen Hill Civic Association	CA	AHCA Corresponding Secretary	Solomon Levy	14146 Flint Rock Road	Rockville	MD	20853	solomonlevy613@gmail.com	https://www.aspenhillcivicassociation.org/
Aspen Hill Civic Association	CA	AHCA Treasurer	Steven Cohen	14015 Bauer Drive	Rockville	MD	20853	steven.cohen007@gmail.com	https://www.aspenhillcivicassociation.org/
East County Citizens Advisory Board	CW	Chair	Rachel Evans	3300 Briggs Chaney Road	Silver Spring	MD	20904	Eastco.citizen@Montgomerycountymd.gov	
Foxhall Square Condominium Association	HO		Barry Foxworthy	12700 A Epping Terrace	Silver Spring	MD	20906		
Foxhall Square Condominium Association	CA	President	Howard Rome	12721 Epping Terrace	Silver Spring	MD	20906		
Glen Forest Neighbors Assn	CA		The Board					glenmontforestnca@gmail.com	
Glenmont Civic Association	CA	Secretary	Laura McAteer	12407 Flack Street	Silver Spring	MD	20906	lcmcateer@aol.com	
Glenmont Civic Association	CA	President	Michael McAteer	12407 Flack Street	Silver Spring	MD	20906	bannnam@aol.com	
Glenmont Exchange	CA	Director	David Shaw	14801 Pennfield Circle #205	Silver Spring	MD	20906	dxshaw@gmail.com	glenmontexchange.org
Glenmont Exchange	CA	Treasurer	Ian Rothman	1465 Poplar Run Drive	Silver Spring	MD	20906	ianrothman@gmail.com	
Glenmont Exchange	CA	Member	Richard Burnes	1309 Atwood Road	Silver Spring	MD	20906	rjbur41@comcast.net	
Glenmont Forest Neighbors Civic Assn	CA	Treasurer	Carrie Hall	2917 Weisman Road	Wheaton	MD	20902	carrie997@aol.com	www.gfnca.org
Glenmont Forest Neighbors Civic Assn	CA	At Large	Jim Epstein	2603 Weisman Road	Wheaton	MD	20902	epis@comcast.net	www.gfnca.org
Glenmont Forest Neighbors Civic Assn	CA	Vice President	Mike Friedman	12113 Livingston Street	Silver Spring	MD	20902	mike.friedman@engineer.com	www.gfnca.org
Glenmont Forest Neighbors Civic Assn	CA	Community Affairs Public Outreach	Zoe Ziliak	12300 Judson Road	Silver Spring	MD	20902	zoeziliak@gmail.com	www.gfnca.org
Layhill Alliance	UO	President	Rocky Lopes	14416 Big Bear Court	Layhill	MD	20906-2424	rocky@rocylopes.com	
Layhill Civic Association	CA	Zoning Chair	Piero Marrinucci	2405 North Gate Terrace	Silver Spring	MD	20906	piero@longandfoster.com	
Layhill Civic Association	CA	President	Steven Morrison	13816 Vintage Lane	Silver Spring	MD	20906	n3yib@yahoo.com	
Montgomery County Civic Federation	CA	President	Alan Bowser					alan.bowser@gmail.com	
Montgomery County Civic Federation	CW	President	Bailey Condrey	10205 Parkwod Driver	Kensington	MD	20895	blcon350@verizon.net	
Montgomery County Renters Alliance	CA	Chair - Treasurer	William Roberts, Esq	P.O. Box 7773-7773	Silver Spring	MD	20907	info@rentersalliance.org	http://www.rentersalliance.org/
Montgomery County Renters Alliance Inc.	CW	Director	Matthew Losak	1001 Spring Street #316	Silver Spring	MD	20910	mattlosak@rentersallinace.org	www.rentersalliance.org
Montgomery County Taxpayers League	CW	President	Edward Amatetti					president@mctaxpayersleague.org	https://www.mctaxpayersleague.org/about-mctl
Montgomery Preservation Inc	CA	President	Eileen McGuckian	PO Box 4661	Rockville	MD	20849-4661	mpi@montgomerypreservation.org	
Montgomery Preservation Inc.	CW	Director	Judith Christensen	6 Walker Avenue	Gaithersburg	MD	20877	mpi@montgomerypreservation.org	
Northern Montgomery County Alliance	CW	Chair	Julius Cinque	22300 Slidell Road	Boyd's	MD	20841		
Rockville Chamber of Commerce	CC	Contact	Andrea Jolly	1 Research Court Suite 450	Rockville	MD	20850	Rockville@RockvilleChamber.org	
Sierra Club - Montgomery County Group	CW	Treasurer	Jennifer Rossmere	P O Box 4024	Rockville	MD	20849	jayrossmere@gmail.com	
Wheaton & Kensington Chamber of Comm.	CC	Administrator	Vicky Surles	2401 Blueridge Ave #101	Wheaton	MD	20902	wkchamber@wkchamber.org	

NOTICE OF PUBLIC HEARING
ABANDONMENT OF HOLDRIDGE ROAD
AB 776

Pursuant to Section 49-62 of the Montgomery County Code (2004) as amended, the County Executive or his Designee shall conduct a virtual Public Hearing via the internet-based platform known as Zoom at 1:00 p.m. on October 14th, 2021, to consider an application received from Xingzhu Liu and Yan Chen (12501 Holdridge Road Lot Owners) and Ming Sun and Yongchun Wang (12505 Holdridge Road Lot Owners) (collectively the "Applicants"), seeking the abandonment of the public right of way located between two privately-owned vacant lots in Silver Spring, Maryland.

Scanning the QR Code with your mobile device will direct you to the registration form required to participate. Completion of the registration form ensures you to receive an electronic invitation prior to the Hearing:



After the aforementioned Hearing, the Hearing Officer shall report his findings and recommendations to the County Executive for further consideration as prescribed by the County Code.

Written comments for consideration in this matter may be submitted to Tiara McCray, either via mail to Property Acquisition, MCDOT, ATTN: Tiara McCray 100 Edison Park Drive, 4th Floor, Gaithersburg, Maryland 20878 or via email at Tiara.McCray@montgomerycountymd.gov.

NOTE: If you require special accommodations for this hearing, please call 240-720-7862 or email Tiara.McCray@montgomerycountymd.gov

Run Dates: October 1 and 8, 2021

AD#

**COVID-19 Transportation changes, updates, and resources | Información actual,
recursos de transporte y cambios**

Press Releases - Department of Transportation

[MCDOT Home](#) » [Press Releases](#) » [Release](#)

MCDOT Invites Public to Oct. 14 Virtual Hearing About Proposed Abandonment of Right of Way on Holdridge Road in Silver Spring

For Immediate Release: Wednesday, October 6, 2021



On Thursday, Oct. 14 starting at 1 p.m., the Montgomery County Department of Transportation (MCDOT) will hold a virtual public hearing about a proposed abandonment of public right of way on Holdridge Road located between two privately-owned vacant lots in Silver Spring. The public will have an opportunity to provide written or oral comments.

The 30-feet wide right of way extends 100-feet northeast diagonally from Holdridge Road and adjoins both sides of 12501 Holdridge Road and 12505 Holdridge Road vacant lots.

The public has until 5 p.m., Monday, Oct. 11 to register online. Completion of this registration form will include an electronic invitation to participate in this Hearing. Comments and information provided will become a matter of public record.

Questions and written comments may be submitted to:

MCDOT - Division of Transportation Engineering
Tiara McCray, Property Acquisition Section
100 Edison Park Drive, 4th Floor

Gaithersburg, Maryland 20878

Email: tiara.mccray@montgomerycountymd.gov

Phone: 240-720-7862

For special accommodations for this hearing, please contact Tiara McCray.

Learn more about MCDOT's engineering and construction projects by following @MoCo_DTE on Twitter, or visit montgomerycountymd.gov/dot-dte.

For more information on MCDOT programs, services and for updates, visit montgomerycountymd.gov/mcdot, follow @MCDOTNow on Twitter and subscribe to MCDOT's 'Go Montgomery!' newsletter.

Media Contact: Emily DeTitta, 240-372-2282 or emily.detitta@montgomerycountymd.gov

Release ID: 21-132

Media Contact: Emily DeTitta, 240-372-2282



Sign up for

Go Montgomery

Ride On Alerts

MONTGOMERY COUNTY EXECUTIVE

HAS SET A VIRTUAL PUBLIC HEARING
FOR ABANDONMENT OF THIS
RIGHT OF WAY ON THURSDAY
OCTOBER 14 2021 AT 1:00 PM

FOR REGISTRATION
INFORMATION
SCAN THE QR CODE
OR CALL
240-777-7254



MONTGOMERY COUNTY
EXECUTIVE
HAS SET A VIRTUAL PUBLIC HEARING
FOR ABANDONMENT OF THIS
RIGHT OF WAY ON THURSDAY
OCTOBER 14, 2021 AT 1:00 PM
FOR REGISTRATION
INFORMATION
SCAN THE QR CODE
OR CALL
240-777-7254

NO DUMPING
NO TRESPASSING
FINE UP TO \$500

McCray, Tiara

From: McCray, Tiara
Sent: Thursday, August 5, 2021 2:31 PM
To: Terry, Mark; Torma, Rebecca; Erme, Marc; LaBaw, Marie; Panjshiri, Atiq; elwyn.gonzalez@montgomeryplanning.org; Reed, Patrick; Freer, Walker
Cc: Salazar, Victor
Subject: AB 776 (Holdridge Road) Public Hearing Notice & Comment Solicitation
Attachments: Abandonment Petition - AB 776.pdf; Plat No. 533.pdf; Plat No. 2376.pdf
Importance: High

Good afternoon All,

Please be advised that the Property Acquisition Section of the Montgomery County Department of Transportation (MDOT), pursuant to Montgomery County Code section 49-62(e), has submitted a transmittal package requesting authorization for a Public Hearing to consider an application for abandonment received from Xingzhu Liu and Yan Chen (12501 Holdridge Road Lot Owners) and Ming Sun and Yongchun Wang (12505 Holdridge Road Lot Owners) (collectively the "Applicants"), for the abandonment of the unimproved public right of way located between two privately-owned vacant lots. Attached, please find the following information concerning the application:

1. Application Letter from the Applicant received February 1, 2021
2. Plat No. 533
3. Plat No. 23756

In order to protect and maintain the health of the County's citizens and workforce, the County Executive or his Designee shall conduct this Hearing via the internet-based platform Zoom™ on **Thursday, October 14, 2021, at 1:00 PM**. Comments regarding the abandonment are due back to the office on or before **Monday, October 4, 2021, at 5:00 PM**.

Scanning the QR Code below with your mobile device or following the link [here](#) will direct you to the registration form required to participate in the Hearing. Completing the registration form will include parties on a mailing list to receive an electronic invitation to the Hearing. Registration will close on **Monday, October 11, 2021, at 5:00 PM**. You are advised, should your agency have a strong position it wishes to advocate before the Hearing Officer, to have representation present for the Hearing in order to be able to respond to comments from the Petitioner.

Should you have any questions or concerns, please do not hesitate to give me a call. **I would appreciate any replies or inquiries regarding this petition are submitted to me directly; please do not utilize the "Reply All" feature.**



Kind regards,

McCray, Tiara

From: McCray, Tiara
Sent: Thursday, August 5, 2021 2:36 PM
To: Stanbury-Woolery, Caville; planreview@wsscwater.com; Lincoln, Stephen; Greene, Crystal:(PEPCO); kolyan.l.marcus@verizon.com; Hixon, Christopher D
Subject: AB 776 (Holdridge Road) Public Hearing Notice & Comment Solicitation
Attachments: Abandonment Petition - AB 776.pdf; Plat No. 533.pdf; Plat No. 2376.pdf
Importance: High

Good afternoon All,

Please be advised that the Property Acquisition Section of the Montgomery County Department of Transportation (MDOT), pursuant to Montgomery County Code section 49-62(e), has submitted a transmittal package requesting authorization for a Public Hearing to consider an application for abandonment received from Xingzhu Liu and Yan Chen (12501 Holdridge Road Lot Owners) and Ming Sun and Yongchun Wang (12505 Holdridge Road Lot Owners) (collectively the "Applicants"), for the abandonment of the unimproved public right of way located between two privately-owned vacant lots. Attached, please find the following information concerning the application:

1. Application Letter from the Applicant received February 1, 2021
2. Plat No. 533
3. Plat No. 23756

In order to protect and maintain the health of the County's citizens and workforce, the County Executive or his Designee shall conduct this Hearing via the internet-based platform Zoom™ on **Thursday, October 14, 2021, at 1:00 PM**. Comments regarding the abandonment are due back to the office on or before **Monday, October 4, 2021, at 5:00 PM**.

Scanning the QR Code below with your mobile device or following the link [here](#) will direct you to the registration form required to participate in the Hearing. Completing the registration form will include parties on a mailing list to receive an electronic invitation to the Hearing. Registration will close on **Monday, October 11, 2021, at 5:00 PM**. You are advised, should your agency have a strong position it wishes to advocate before the Hearing Officer, to have representation present for the Hearing in order to be able to respond to comments from the Petitioner.

Should you have any questions or concerns, please do not hesitate to give me a call. **I would appreciate any replies or inquiries regarding this petition are submitted to me directly; please do not utilize the "Reply All" feature.**



Kind regards,

Tiara McCray
Real Estate Specialist

**MEMORANDUM****DATE:** October 11, 2021**TO:** Gwen Wright, Planning Director**VIA:** Carrie Sanders, Chief, Mid-County Planning Division *CS*Jessica McVary, Supervisor, Mid-County Planning Division *JM***FROM:** Walker Freer, Planner Coordinator, Mid-County Planning Division *WF***SUBJECT:** Comments on Right-of-Way Abandonment AB776 – Holdridge Road

The Montgomery County Planning Department received an application (AB776) on August 5, 2021, requesting review of a petition for the abandonment of the public right-of-way between 12501 Holdridge Road and 12505 Holdridge Road in Silver Spring. The subject right-of-way is approximately 42 feet by 114 feet. Planning staff have reviewed the petition for abandonment and determined that the Department does not support the abandonment of this right-of-way and hereby transmits a recommendation of denial to the Montgomery County Department of Transportation (MCDOT).

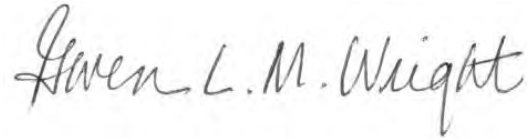
The subject right-of-way for this abandonment petition is in the 2013 *Glenmont Sector Plan*. The Sector Plan recommends the removal of an extension of Flack Street through the Washington Metropolitan Area Transit Authority (WMATA) property (between Denley Road and Urbana Drive) that was originally recommended by the 1997 *Sector Plan for the Glenmont Transit Impact Area and Vicinity*. As the 2013 Sector Plan notes on page 30: “Recent improvements on the WMATA Triangle of a garage and a stormwater management pond impact both projects and preclude this intersection. This Plan removes the recommended Flack Street connection and the Glenallan Avenue extension.”

Although there is currently no Sector Plan recommendation to improve the subject right-of-way, Planning staff does not support a petition that would abandon a future pedestrian connection at this location. Planning staff has determined that a future pedestrian connection between Holdridge Road and the adjacent WMATA property could increase pedestrian and bicycle connectivity between the residential neighborhood and points east.

As stated above, Planning staff does not deem this right-of-way no longer necessary for the present public use and does not recommend foreclosing the future use of the right-of-way. Furthermore, the Applicant has not demonstrated that the AB776 petition is necessary to protect the health, safety, and

welfare of the residents near the right-of-way. Planning staff appreciate the opportunity to review this petition. Please do not hesitate to contact Jessica McVary (301-495-4723 or jessica.mcvary@montgomeryplanning.org), if you have any questions or require additional information.

ACCEPTED & APPROVED BY:

A handwritten signature in cursive script that reads "Gwen L.M. Wright".

Gwen L.M. Wright, Planning Director

October 11, 2021

Date Approved

Approved and Adopted

September 1997

Sector Plan for the
**Glenmont Transit
Impact Area and
Vicinity**

*The Completion of the Red Line
Marks a New Beginning for Glenmont*



published by

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

The Montgomery County Department of Park & Planning

8787 Georgia Avenue, Silver Spring, Maryland 20910-3760

Table 2

RECOMMENDED SIDEWALKS

LOCATION		PURPOSE
EAST OF GEORGIA AVENUE		
1.	South side of Weller Road between Georgia Avenue and Briggs Road*	Access to Metro via Georgia Avenue
2.	Both sides of Denley Road Extension	Access to Metro via Georgia Avenue
3.	Both sides of new private commercial street	Access to shopping
WEST OF GEORGIA AVENUE		
1.	Both sides of Flack Connector.	
2.	Connect missing link along east side of Grandview Avenue at Newton Street	Access to Metro/shopping
3.	Both sides of Livingston Street between Lindell Street and Urbana Drive	Access to Metro
4.	South side of Denley Road between Urbana Drive and Georgia Avenue*	Access to Metro/shopping
5.	South side of Denley Place between Denley Road and Holdridge Road	Access to Metro/shopping
6.	North side of Sheraton Street between Denley Road and Urbana Drive	Access to Metro/shopping
7.	South side of Holdridge Road between Gould Road and Urbana Drive	Access to Metro/shopping
8.	South side of Lindell Street between Randolph Road and Sector Plan area boundary	Access to Metro/school/park
9.	Both sides of Glenallan Avenue extension	Access to Metro
10.	East side of Terrapin Road between Randolph Road and Sheraton Street	Access to Metro/shopping
COMBINED HIKER/BIKER TRAIL		
1.	Path through vacant land between two sections of Jingle Lane	Access to Metro/shopping
2.	Path through vacant land and Glenfield Park between Acorn Hollow Lane and Layhill Road	Neighborhood connections to local park and to Metro
3.	Path through Saddlebrook Park between Layhill Road and Saddlebrook Drive	Neighborhood connections to the park and Glenallan Elementary School
4.	South side of Briggs Road from Briggs Court to Lutes Drive, with widening of the existing trail between Briggs Court and Lutes Drive	Access to Metro via Layhill Road from neighborhoods northeast of Layhill Road and Briggs Road

* 1978 Sector Plan recommendations.

Table 3**RECOMMENDED BIKEWAYS**

LOCATION	PURPOSE
CLASS I	
1. Randolph Road between Denley Road and Middlevale Lane*	Access to Metro/shopping Part of County regional bike network
2. Glenallan Avenue on the south side of the street between Layhill Road and Randolph Road*	Access to Metro/shopping Part of County regional bike network
3. Glenallan Avenue on both sides of the street between Georgia Avenue and Layhill Road	Access to Metro/shopping Part of County regional bike network
4. Georgia Avenue between Glenallan Avenue and Mason Street*	Access to Metro/shopping
CLASS III	
1. Flack Street between Weller Road and Urbana Drive*	Access to Metro/shopping
2. Urbana Drive between Denley Road and Georgia Avenue	Access to Metro/shopping and Wheaton High School
3. Weller Road between Holdridge Road and Briggs Road	Access to Metro and connection to major regional bikeway
4. Briggs Road between Weller Road and Briggs Court and between Lutes Drive and Middlevale Lane	Access to Metro and major regional bikeway
5. Lutes Drive between Dressler Lane and Briggs Road	Access to Metro/shopping
6. Middlevale Lane between Briggs Road and Randolph Road	Access to Metro and John F. Kennedy High School
7. Extended Glenallan Avenue between Flack Street and Georgia Avenue	Access to Metro
8. Livingston Street between Lindell Street and Urbana Drive	Access to Metro/shopping
9. Mason Street between Georgia Avenue and Grandview Avenue	Access to Metro and connection to major regional bikeway

** See Figure 26 for descriptions of bikeway classes.*

- DPWT's Neighborhood Traffic Protection Program utilizes several different measures to reduce neighborhood cut-through traffic. Briggs Road, Middlevale Lane, Holdridge Road, and Denley Road have been identified by Glenmont residents as cut-through routes which may be suitable for such measures; however, the residents of the affected neighborhoods must request a study by DPWT to implement them.
- The disconnected portions of Jingle Lane and Briggs Road should remain disconnected.

Objective 4: *Plan and construct interconnected bike and pedestrian systems which link the neighborhoods to major destinations in Glenmont and provide connections to regional bike trails.*

- The pedestrian and bike linkages described in Figures 24 and 25 and summarized in Tables 2 and 3 should be implemented to provide comprehensive systems connecting the neighborhoods with the Glenmont Center and each other. Connections to the Metro station and important community facilities (e.g., a possible community center) should be given highest priority for implementation.
- The existing path between the disconnected segments of Briggs Road should be enhanced.
- Hiker/biker trails should be provided between the disconnected segments of Jingle Lane and between Acorn Hollow Lane and Glenfield Park, as called for in the Planning Board's mandatory referral of the plans for the Glenmont Metro Storage Yards.
- The unbuilt portion of Starling Drive within the Sector Plan area should be considered for abandonment. Right-of-way, sufficient to construct a pedestrian pathway, should be retained.

Objective 5: *Establish Georgia Avenue as a pedestrian-friendly green boulevard.*

Georgia Avenue outside the village center should function as a “green corridor” that accommodates the proposed Busway, promotes pedestrian circulation, and provides visual relief from the extensive pavement associated with the roadway. (See Figure 29.) To accomplish this, Georgia Avenue should have a minimum right-of-way of 135 feet to accommodate the following:

- Northbound: three lanes; southbound: three lanes.
- Wide, clearly demarcated pedestrian crossings at all major intersections.
- A 15-foot-wide sidewalk area on each side of the roadway, including a 7-foot sidewalk separated from the road by an 8-foot tree panel along the curb.

Table 4 (Cont'd.)
RECOMMENDED CAPITAL PROJECTS (TRANSPORTATION)

Glenmont Capital Projects	Project Description
SIDEWALKS <i>(See Figure 24)</i>	
East of Georgia Avenue:	
	1. South side of Weller Road between Georgia Avenue and Briggs Road (1,500 linear feet).
	2. Both sides of Denley Road Extension.
	3. Both sides of new private commercial street.
Combined Hiker/Biker Trail, East of Georgia Avenue:	
	1. Path through vacant right-of-way, connecting two sections of Jingle Lane (600 linear feet)
	2. Path through vacant land and Glenfield Park between Acorn Hollow Lane and Layhill Road (1,500 linear feet).
	3. Path through Saddlebrook Park between Layhill Road and Saddlebrook Drive (1,600 linear feet).
	4. South side of Briggs Road from Briggs Court to Layhill Road, with widening of the existing trail across the vacant land between Briggs Court and Lutes Drive (1,250 linear feet of new trail).
West of Georgia Avenue:	
	1. Both sides of the Flack Street Connector (approximately 550 linear feet).
	2. Connect missing link along east side of Grandview Avenue in the vicinity of Newton Street (approximately 100 linear feet)
	3. Both sides of Livingston Street between Lindell Street and Urbana Drive (3,500 linear feet)
	4. South side of Denley Road between Urbana Drive and Georgia Avenue (2,000 linear feet)
	5. South side of Denley Place between Denley Road and Holdridge Road (600 linear feet)
	6. North side of Sheraton Street between Denley Road and Urbana Drive (400 linear feet)
	7. South side of Holdridge Road between Gould Road and Urbana Drive (2,100 linear feet)
	8. South side of Lindell Street between Randolph Road and Georgia Avenue (4,000 linear feet).
	9. Both sides of Glenallan Avenue extension (350 linear feet).
	10. East side of Terrapin Road between Randolph Road and Sheraton Street (300 linear feet).

**Table 4 (Cont'd.)
RECOMMENDED CAPITAL PROJECTS (TRANSPORTATION)**

Glenmont Capital Projects	Project Description
BIKEWAYS⁵ (See Figure 25)	
Class I Bikeways:	
1.	Randolph Road between Denley Road and Middlevale Lane (7,500 linear feet).
2.	Glenallan Avenue between Georgia Avenue and Randolph Road (3,000 linear feet), and a connection to the Metro garage/transit station area (approximately 150 linear feet).
3.	Georgia Avenue between Glenallan Avenue and Mason Street (3,650 linear feet).
Class III Bikeways	
1.	Flack Street between Weller Road and Urbana Drive.
2.	Urbana Drive between Denley Road and Georgia Avenue.
3.	Weller Road between Holdridge Road and Briggs Road.
4.	Briggs Road between Weller Road and Briggs Court and between Layhill Road and Middlevale Lane.
5.	Lutes Drive between Dressler Lane and Briggs Road.
6.	Middlevale Lane between Briggs Road and Randolph Road.
7.	Extended Glenallan Avenue between Flack Street and Georgia Avenue.
8.	Livingston Street between Lindell Street and Urbana Drive.
9.	Mason Street between Georgia Avenue and Grandview Avenue.

⁵ Combined hiker/biker trails are listed under sidewalks.

If future rezoning of this property is deemed desirable, it should achieve the following objectives:

- Provide, as a priority, the CR Zone public benefits of Public Open Space to retain the open and green character of the site, and Affordable Housing to obtain more than the 12.5 percent required minimum MPDUs.
- Encourage the achievement of greater than minimum required Public Use Space through compact footprint.
- Protect and restore areas of environmental buffer and investigate options for stream restoration with redevelopment.
- Preserve as much existing tree canopy as possible.
- Connect new internal streets with Erskine and/or Wallace Avenues.
- Construct a hiker/biker path between Randolph Road and the existing Wheaton Regional Park's hard surface trail network.

Georgia Avenue West

Georgia Avenue West is the area west of Georgia Avenue between Denley Road and Randolph Road. It comprises blocks of single-family homes, the Glenmont Greenway, the Metro station's west entrance, and the recently constructed Metro parking garage on the WMATA Triangle property. The 1997 Plan encouraged assemblage of the single-family properties nearest the Metro station for townhouses. Approximately 140 single-family parcels were recommended as suitable for the RT-15 floating zone (residential townhouses at maximum 15 units per acre). Twelve properties elected to apply for the floating zone with the Sectional Map Amendment for the 1997 Plan, but no redevelopment has occurred.

Georgia Avenue West



Created specifically for these parcels in Glenmont, the RT-15 Zone was intended to provide an economically feasible redevelopment option where RT-12.5 could not do so due to the cost of land. A decade later, the Planning Department's 2008 *Georgia Avenue Corridor Study* found no evidence of financial feasibility for assembling and redeveloping single-family houses into townhouses or any other type of low to mid-rise residential uses, even at 15 units per acre, along the Georgia Avenue corridor. Although development at this density is not achievable in the foreseeable future, the Plan recommends retaining the 1997 Plan's recommendation for a townhouse-floating zone with approximately 15 dwelling units per acre for a minimum assemblage of one acre of land.

The 1997 Plan recommended a Flack Street connection between Denley Road and Urbana Drive to create an intersection with Glenallan Avenue extending west from Georgia Avenue. Recent improvements on the WMATA Triangle of a garage and a stormwater management pond impact both projects and preclude this intersection. This Plan removes the recommended Flack Street connection and the Glenallan Avenue extension.

The northern tip of the WMATA Triangle, north of the recently constructed Metro parking garage and near the west Metro station entrance, is suitable for public facilities that will enhance transit service such as a kiss-n-ride. The Plan also encourages assembling this piece of land with the privately-owned single-family parcels along the block's northern edge at the corner of Denley Road and Flack Street. The assembled site

of approximately three acres would provide an opportunity to develop housing less than 1000 feet from the Metro entrance. This site would also be appropriate for senior or affordable housing units. A mid-rise structure on this site should provide a transition of building heights along Georgia Avenue from the 25-foot high townhouses north of Denley Road to the approximately 82-foot high parking structure to the southeast. Development on the assembled site should have a maximum building height of 45 feet along Denley Road and Flack Street or an open space buffer to provide an appropriate transition to the single-family houses across Denley Road and Flack Street. Pedestrian and bicycle access from Flack Street to Georgia Avenue should be maintained. If frontage along Georgia Avenue is not needed for construction of a senior housing development, the Glenmont Greenway should be extended to Denley Road. If the WMATA Triangle portion is developed alone as an affordable senior housing project, it should provide adequate transition to single-family houses along Denley Road and Flack Street.

The Plan recommends rezoning the northern tip of the WMATA property to CRN Zone and retaining the existing R-60 zoning of eight single-family parcels with the option to apply CRN floating zone with predominantly residential uses. The floating zone should provide the flexibility in building design to achieve compatibility with the surrounding properties.

Recommendations

- Confirm the RT-15 Zone for parcels with single-family houses along Flack Street between Urbana Drive and Judson Road and along Randolph Road between Judson Road and Georgia Avenue.
- Confirm the RT-12.5 Zone for the southern portion of the WMATA Triangle property.
- Rezone the northern tip of the WMATA Triangle property from RT-12.5 Zone to CRN 1.5, C 0.25, R 1.5, H 65.
- Confirm the R-60 Zone for single-family parcels along the south side of Denley Road between Flack Street and Georgia Avenue and along the north side of Flack Street between Denley Road and the WMATA Triangle, and designate them as suitable for CRN 1.5, C 0.25, R 1.5, H 65.
- Confirm the R-60 Zone for remaining single-family parcels, which are suitable for a townhouse zone with a maximum density of approximately 15 dwelling units per acre.

Glen Waye Gardens Condominiums

This 15-acre site is improved with 214 condominiums. Currently, the condominium owners have no plans or desire to redevelop the property. Although its location within walking distance of Metro and its size could accommodate mixed-use development at higher densities, the foreseeable market conditions and its condominium ownership make it less likely to redevelop during the life of this Plan. Zoning recommendations on the adjacent properties are designed to assure compatibility with buildings on this property.

Glen Waye Gardens Condominiums



Recommendation

- Retain the R-30 Zone.

McCray, Tiara

From: Panjshiri, Atiq
Sent: Thursday, August 12, 2021 9:30 AM
To: McCray, Tiara; Terry, Mark; Torma, Rebecca; Erme, Marc; LaBaw, Marie; Gonzalez, Elwyn; Reed, Patrick; Freer, Walker
Cc: Salazar, Victor; Willis, Eric
Subject: RE: AB 776 (Holdridge Road) Public Hearing Notice & Comment Solicitation

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning Tiara: We have reviewed the abandonment request and DO NOT recommend the abandonment based on the information below:

- There is a 24" storm drain pipe in the public right of way.
- All of the property would go to the owner of outlot B as shown on plat 2376 as the right of way was dedicated by plat 533 adjacent to lot 12 block F which was subsequently re-platted as lot 17 and out lot B as shown on plat 2376
- There is a concrete flume in this area of the right of way for drainage from the unimproved right of way to the street.
- There is a revocable agreement for WMATA to have a storm drain outfall in the right of way under RA-1141
- There is a declaration of covenants recorded in Liber 40622 Folio 140 for a storm drain outfall
- This right of way leads to the Glenmont metro so it might be needed in the future for access if improvements are made.

Atiq Panjshiri

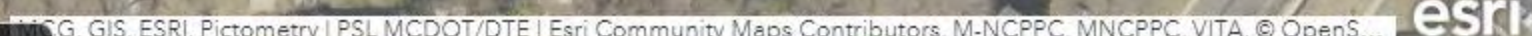
Manager, Right of Way Plan Review
Division of Land Development, MCDPS
Montgomery County, Maryland
2425 Reddie Drive, 7th Floor
Wheaton, Maryland 20902
Tel: 240-777-6352
email: Atiq.Panjshiri@montgomerycountymd.gov

Have you tried DPS eServices?

<http://permittingservices.montgomerycountymd.gov/DPS/eservices/AboutServices.aspx>

This message (including any attachments) may contain confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message. Any disclosure, copying, or distribution of this message, or the taking of any action based on it, is strictly prohibited.

From: McCray, Tiara <Tiara.McCray@montgomerycountymd.gov>
Sent: Thursday, August 5, 2021 2:31 PM
To: Terry, Mark <Mark.Terry@montgomerycountymd.gov>; Torma, Rebecca <Rebecca.Torma-Kim@montgomerycountymd.gov>; Erme, Marc <Marc.Erme@montgomerycountymd.gov>; LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov>; Panjshiri, Atiq <Atiq.Panjshiri@montgomerycountymd.gov>; Gonzalez, Elwyn <elwyn.gonzalez@montgomeryplanning.org>; Reed, Patrick



ACCOUNT NO. 13-00982088

ADDRESS: 12600 Flack Street, Silver Spring, MD 20906

DECLARATION OF COVENANTS

This DECLARATION, made this 6th day of DECEMBER 2010, by and between Washington Metropolitan Area Transit Authority (the "Declarant") and Montgomery County, Maryland (the "County").

WITNESSETH:

WHEREAS, the Declarant desires to make certain improvements within the public right-of-way, being part of that parcel of land conveyed by Union Trust Company of the District of Columbia to Washington Metropolitan Area Transit Authority, by deed dated October 18, 1971 and recorded at Liber 4139 Folio 711 among the Land Records of Montgomery County, Maryland (the "Public Right-of-Way"), said improvements consisting of a 24 inch RCP storm drain outfall per Montgomery County Department of Permitting Services Revocable Agreement No. RA-1141 (the "Improvements").

WHEREAS, the County shall agree to said Improvements promptly upon the execution and due recording of this DECLARATION among the Land Records of Montgomery County.

NOW, THEREFORE DECLARANT covenants the following:

1. The Declarant agrees that all entry upon, and work within, the Public Right-of-Way on the Improvements, including the installation and any major repair or maintenance of the Improvements, shall be performed by a contractor of Declarant who shall, prior to entering the Public Right-of-Way or performing any work therein, give notice to the Director of the Department of Transportation by email at the following email address: mcdot.director@montgomerycountymd.gov at least 10 working days prior to entering upon the Public Right-of-Way or performing any work therein, and such contractor shall as part of such notice agree to indemnify and hold harmless the County against any and all actions, suits, claims, demands, liability, loss or damage arising out of, or in connection with, the installation, repair, or maintenance of the Improvements, and such contractor shall further provide as part of such notice, evidence reasonably satisfactory to the County of general liability insurance naming the County as an additional insured in an amount of not less than one million dollars (\$1,000,000), which general liability insurance shall include contractual coverage for the indemnity provided by the contractor. Declarant may use its own forces to perform minor repairs and routine inspection of the Improvements. The requirements of this paragraph shall not apply to work performed by Declarant's forces.

2. The Declarant agrees, continually and at all times, to maintain in good and safe condition the above described Improvements in the public right-of-way **MONTGOMERY COUNTY, MD**

FILED
LORETTA E. KNIGHT
CLERK'S OFFICE
MONTGOMERY CO. MD

APPROVED BY ABR

DEC 08 2010

\$ OMA RECORDATION TAX PAID\$ OMA TRANSFER TAX PAID

2010 DEC -8 - 10:16

3. The Declarant agrees that should the County order any of the said Improvements in whole or in part to be removed, such removal and replacement shall be at the expense of the County or the subsequent owner of the premises. Provided, however, that no removal shall occur unless and until Declarant has approved a replacement location and design; County or the subsequent owner of the premises has secured funding for the removal and replacement; and all regulatory approvals necessary to replace the Improvements and continue the use of the property served by the Improvements have been received.

Upon execution and recording, this DECLARATION shall run with the land and shall become a binding instrument upon the Declarant and any subsequent representatives, successors or assigns of the Declarant. This Declaration cannot be terminated without the County's approval.

4. This Declaration shall remain in full force and effect until such time as the Improvements are removed in their entirety by the owner or subsequent owner from said Public Right-of-Way. Release of this Declaration may not occur without written approval from the County and the Declarant.

In TESTIMONY WHEREOF, the said Declarant and County have hereunto set their hands and seals the day and year first above written.

**WASHINGTON METROPOLITAN
AREA TRANSIT AUTHORITY**

By: Mark K Meister
 Print Name: MARK K MEISTER
 Title: CONTRACTING OFFICER
 Date: 12/6/10

MONTGOMERY COUNTY, MARYLAND

By: Diane Schwartz Jones
 Diane Schwartz Jones
 Assistant Chief Administrative Officer
 Date: 12/6/10

RECOMMENDED BY:

By: Arthur Holmes
 Arthur Holmes, Director
 Department of Transportation

Date: 3 DEC '10

**APPROVED AS TO
 FORM AND LEGALITY:**

By: John J. Fisher
 John J. Fisher
 Associate County Attorney

Date: 12/2/10

I hereby certify that I am an attorney duly admitted to practice before the Court of Appeals of Maryland and that the within instrument was prepared under my supervision.

John J. Fisher
 John J. Fisher
 Associate County Attorney for
 Montgomery County, Maryland

~~STATE OR MARYLAND~~District of Columbia
~~COUNTY OF MONTGOMERY~~

I HEREBY CERTIFY that on this 6th day of December 2010, before the undersigned officer, a notary public in and for the State and County aforesaid, personally appeared Mark K. Heister, authorized agent or officer of Washington Metropolitan Area Transit Authority and known to me or proven to be the person whose name is subscribed to the within instrument and did acknowledge that he executed the same for the purposes therein contained and signed the same in my presence.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
(Notary Public)

My Commission Expires: 7-14-14

STATE OR MARYLAND

COUNTY OF MONTGOMERY

I HEREBY CERTIFY that on this 6th day of December 2010, before the undersigned officer, a notary public in and for the State and County aforesaid, personally appeared Deane R. Schwartz Jones, authorized agent or officer of Montgomery County, Maryland and known to me or proven to be the person whose name is subscribed to the within instrument and did acknowledge that he executed the same for the purposes therein contained and signed the same in my presence.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
(Notary Public)

My Commission Expires: 4/30/2013

40622 144

Return original Declaration of Covenants to:

John J. Fisher
Associate County Attorney
101 Monroe Street, 3rd Floor
Rockville, Maryland 20850

McCray, Tiara

From: LaBaw, Marie
Sent: Wednesday, August 11, 2021 3:34 PM
To: McCray, Tiara
Subject: Re: AB 776 (Holdridge Road) Public Hearing Notice & Comment Solicitation

MCDPS Section of Fire Department Access and Water Supply has no objections to AB776.

S Marie LaBaw PhD, PE
Fire Department Access and Water Supply
Department of Permitting Services

2425 Reddie Drive, 7th Floor
Wheaton, Maryland 20902
(240) 773-8917 Office
Marie.LaBaw@montgomerycountymd.gov

From: McCray, Tiara <Tiara.McCray@montgomerycountymd.gov>
Sent: Thursday, August 5, 2021 2:31 PM
To: Terry, Mark <Mark.Terry@montgomerycountymd.gov>; Torma, Rebecca <Rebecca.Torma-Kim@montgomerycountymd.gov>; Erme, Marc <Marc.Erme@montgomerycountymd.gov>; LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov>; Panjshiri, Atiq <Atiq.Panjshiri@montgomerycountymd.gov>; Gonzalez, Elwyn <elwyn.gonzalez@montgomeryplanning.org>; Reed, Patrick <patrick.reed@montgomeryplanning.org>; Freer, Walker <Walker.Freer@montgomeryplanning.org>
Cc: Salazar, Victor <Victor.Salazar@montgomerycountymd.gov>
Subject: AB 776 (Holdridge Road) Public Hearing Notice & Comment Solicitation

Good afternoon All,

Please be advised that the Property Acquisition Section of the Montgomery County Department of Transportation (MDOT), pursuant to Montgomery County Code section 49-62(e), has submitted a transmittal package requesting authorization for a Public Hearing to consider an application for abandonment received from Xingzhu Liu and Yan Chen (12501 Holdridge Road Lot Owners) and Ming Sun and Yongchun Wang (12505 Holdridge Road Lot Owners) (collectively the "Applicants"), for the abandonment of the unimproved public right of way located between two privately-owned vacant lots. Attached, please find the following information concerning the application:

1. Application Letter from the Applicant received February 1, 2021
2. Plat No. 533
3. Plat No. 23756

In order to protect and maintain the health of the County's citizens and workforce, the County Executive or his Designee shall conduct this Hearing via the internet-based platform Zoom™ on **Thursday, October 14, 2021, at 1:00 PM**. Comments regarding the abandonment are due back to the office on or before **Monday, October 4, 2021, at 5:00 PM**.

Scanning the QR Code below with your mobile device or following the link [here](#) will direct you to the registration form required to participate in the Hearing. Completing the registration form will include parties on a mailing list to receive an electronic invitation to the Hearing. Registration will close on **Monday, October 11, 2021, at 5:00 PM**. You are advised, should your agency have a strong position it wishes to advocate before the Hearing Officer, to have representation present for the Hearing in order to be able to respond to comments from the Petitioner.

Should you have any questions or concerns, please do not hesitate to give me a call. **I would appreciate any replies or inquiries regarding this petition are submitted to me directly; please do not utilize the "Reply All" feature.**



Kind regards,

Tiara McCray
Real Estate Specialist

Department of Transportation
Division of Transportation Engineering
Property Acquisition Section
100 Edison Park Drive, 4th Floor
Gaithersburg, Maryland 20878
240-720-7862



For COVID-19 Information and resources, visit: www.montgomerycountymd.gov/COVID19

Appeal for Abandoning the ROW

Yongchun Wang, Ming Sun & Yan Chen, Xingzhu Liu

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





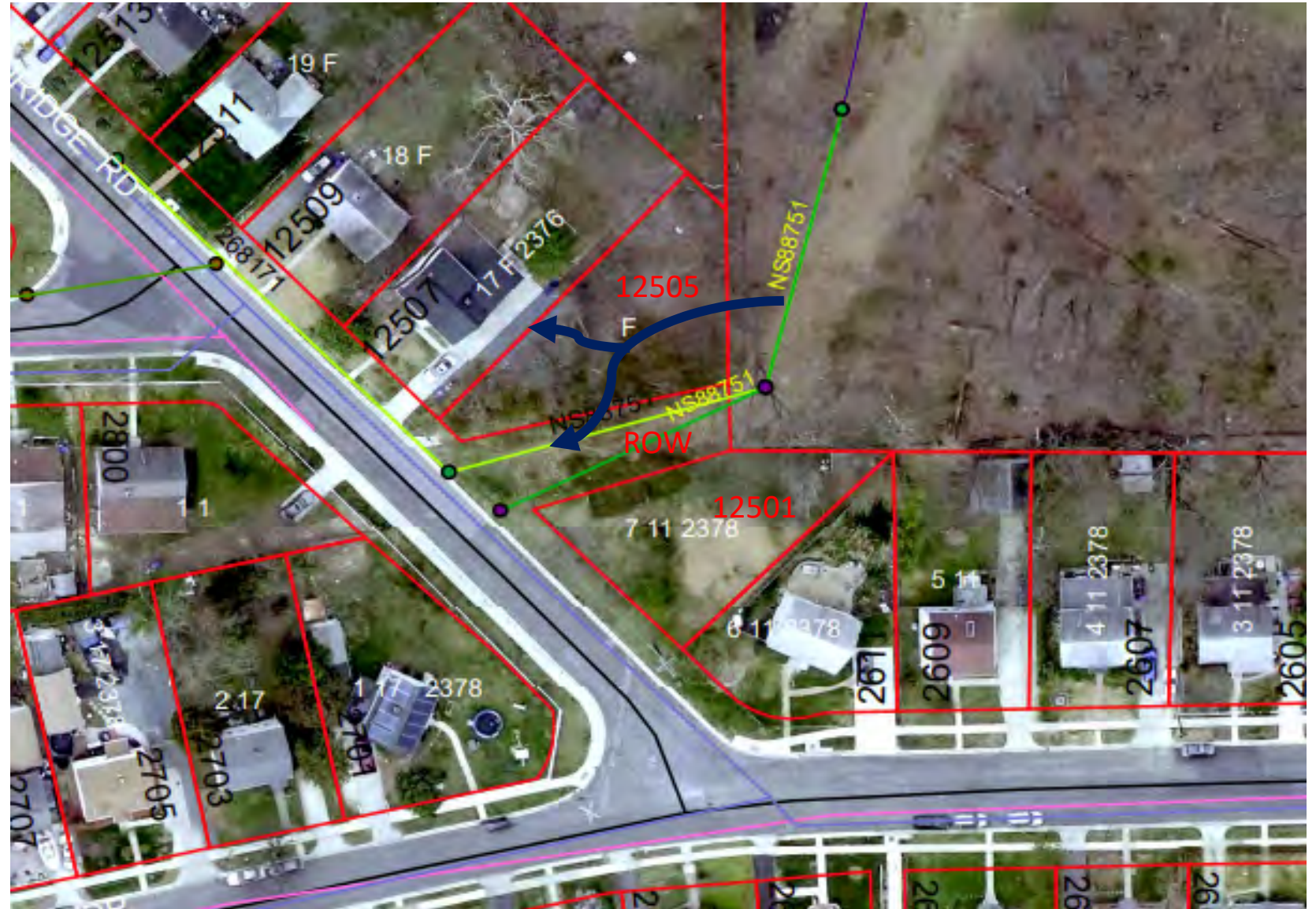


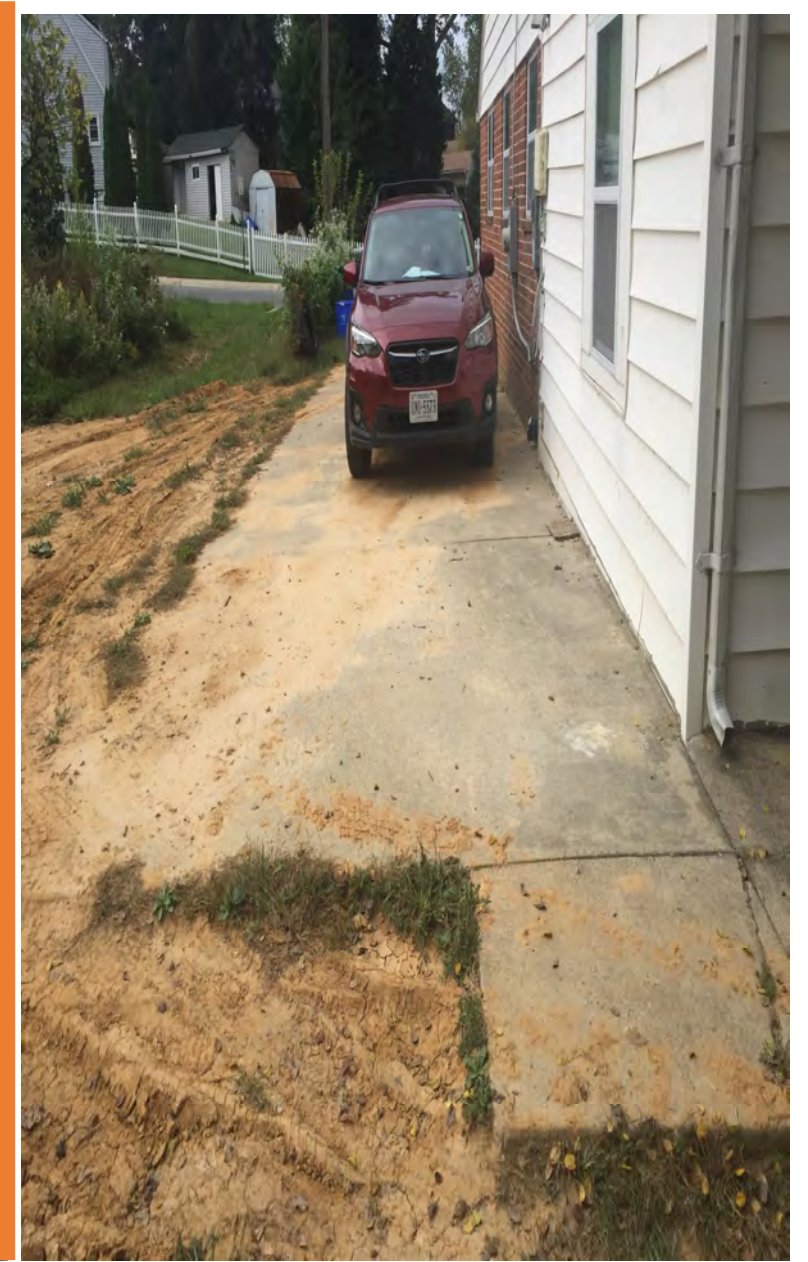




Drain Outfall Actually Goes a Route Different from ROW:

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

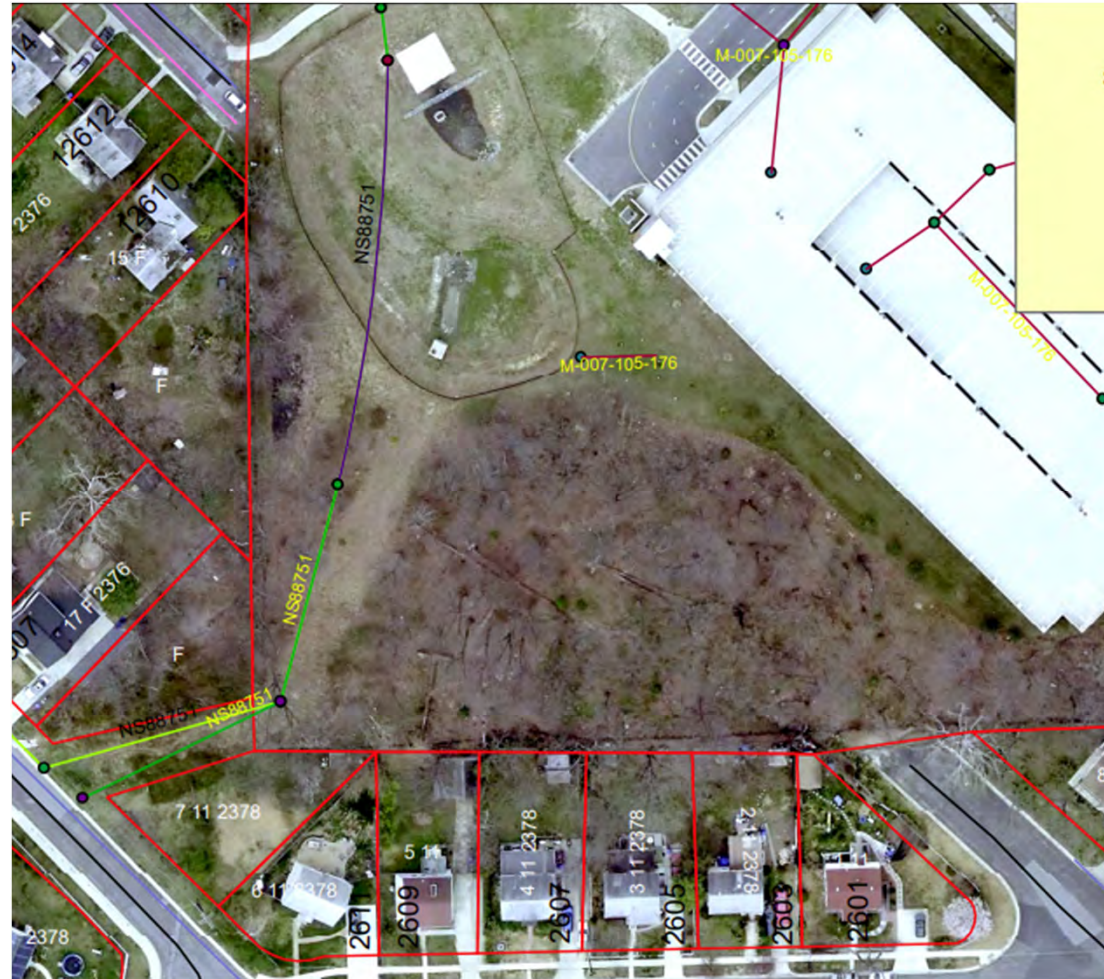
IV. Hurdles and Strategies

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



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

12501 Holdridge Road

Yahoo/Inbox

Willis, Eric <eric.willis@montgomerycountymd.gov>

To:larryxliu@yahoo.com

Cc:Payne, Susan A.,Compton, Gaila,Jeffrey, Heather,Cupples, Tim

Tue, Jul 9, 2019 at 12:06 PM

Dear Mr. Liu,

My name is Eric Willis and I am the Chief of the Property Acquisition Section within MCDOT. Your email addressed to the MCDOT Director and dated June 29th was forwarded to my attention. I have looked into the issue you raised regarding the "paper street" adjacent to your property at 12501 Holdridge Road in Silver Spring. I offer the following observations:

Your property is in fact bordered by an unnamed 30 foot wide public right of way/ road. This road was dedicated to public use in February of 1935 by subdivision plat number 533. A pdf copy of that subdivision plat is attached to this email. This road also appears on the subdivision plat for your subdivision (Glenmont Village) that was recorded in 1949 as plat number 2378. A pdf copy of that plat is also attached.

While MCDOT has no plans at this time to construct a road within the dedicated area, there are storm drain pipes running under the right of way as shown on the attached storm drain plan.

If you believe that the right of way is no longer needed for current or anticipated future public use, you may request an abandonment of the right of way. The process for the abandonment of public rights of way is set forth in the Montgomery County Code, Section 49-62, et seq.

Please feel free to contact me if you have any other questions.

Thank you.

Eric Willis

Chief, Property Acquisition Section

Montgomery County Department of Transportation

100 Edison Park Drive, 4th Floor

Gaithersburg, MD 20878

240-777-7255

Eric.Willis@montgomerycountymd.gov

From: Greene, Crystal:(PEPCO) <CGreene@pepco.com>
Sent: Tuesday, October 19, 2021 11:13 AM
To: McCray, Tiara
Subject: RE: AB 776 (Holdridge Road) Public Hearing Notice & Comment Solicitation

[EXTERNAL EMAIL]

Good morning,
We have verified we have no facilities in the area and when the time comes Pepco will be okay with the abandonment of this area.

From: McCray, Tiara <Tiara.McCray@montgomerycountymd.gov>
Sent: Wednesday, October 6, 2021 2:31 PM
To: Greene, Crystal:(PEPCO) <CGreene@pepco.com>
Subject: RE: AB 776 (Holdridge Road) Public Hearing Notice & Comment Solicitation

Thanks, I'll be on the lookout.

From: Greene, Crystal:(PEPCO) <CGreene@pepco.com>
Sent: Wednesday, October 6, 2021 1:26 PM
To: McCray, Tiara <Tiara.McCray@montgomerycountymd.gov>
Subject: RE: AB 776 (Holdridge Road) Public Hearing Notice & Comment Solicitation

[EXTERNAL EMAIL]

Thank you. I will be sending you a letter by tomorrow.

From: McCray, Tiara <Tiara.McCray@montgomerycountymd.gov>
Sent: Wednesday, October 6, 2021 11:31 AM
To: Greene, Crystal:(PEPCO) <CGreene@pepco.com>
Subject: Re: AB 776 (Holdridge Road) Public Hearing Notice & Comment Solicitation

Crystal,

For this abandonment case, the formal record is still open, giving an opportunity to submit a comment indicating whether PEPCO approves/objects to the abandonment petition. Traditionally you would submit a brief memo explaining PEPCO's position on the petition to abandon the right of way. For example, if PEPCO has no objections, then you might write in your memo that you support the petition with a condition that the Applicant is required to complete the abandonment process with PEPCO, etc. Also, if you are interested, you are welcome to attend the virtual public hearing just to get a feel for how this proceeding works.

Let me know if I can clear this up any further. Don't hesitate to call, as I am back in the office.



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

MEMORANDUM

October 14, 2021

TO: Tiara McCray, Real Estate Specialist
Property Acquisition Section
Division of Transportation Engineering

VIA: Rebecca Torma, Manager
Development Review Team
Office of Transportation Policy

FROM: William Whelan, Engineer III *WW*
Development Review Team
Office of Transportation Policy

SUBJECT: AB 776 - Abandonment of Portions of Holdridge Road

Thank you for the opportunity to review the proposed abandonment of a portion of Holdridge Road right-of-way in Wheaton. It was reviewed in terms of the Development Review process. This abandonment was requested by Xingzhu Liu & Yan Chen, owners of Lot 12501 Holdridge Road, and Ming Sun & Yongchun Wang, owners of Lot 12505 Holdridge Road, in a letter dated February 1, 2021. The portion of right-of-way to be abandoned is highlighted on the attached Plats 533 and 2376.

We **DO NOT** recommend approval of the requested abandonment of the existing portions of Holdridge Road right-of-way for the following conditions:

- There is an existing 24" RCP storm drain pipe in the public right-of-way.
- The right-of-way leads to the Glenmont Metro, and this right-of-way might be needed for access if future improvements are made.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Ms. Tiara McCray
AB776
October 14, 2021
Page 2

- There is a revocable agreement between the County and WMATA (Washington Metropolitan Area Transit Authority) to have a storm drain outfall in the right-of-way under revocable agreement RA-1141.
- There is an attached, declaration of covenants for the storm drain outfall recorded in Liber 40622, Folio 140.
- There is an existing concrete flume in this area of the right-of-way for drainage from the unimproved right-of-way to the street.

Attachment (3):

Plat No. 533

Plat No. 2376

Declaration of Covenants, L. 40622 F.140

Thank you for cooperation and assistance. If you have any questions regarding this memo, please contact me at your earliest convenience.

cc: Correspondence Folder FY-2022

cc-e: Hannah Henn MCDOT

SharePoint\teams\DOT\Director's Office\Development Review\Whelan\Abandonments\AB 776 - Abandonment of Portions of Holdridge Road

Affidavit of Publication

AD # 00053805

STATE OF Maryland
COUNTY OF Montgomery

To Wit:

I hereby certify that on the 8th day of October 2021, before me, the subscriber, Ulonda Perkins, a notary public, that the matters of facts set forth are true. Shalique Jones, who being duly sworn according to law, and oath says that she is an authorized agent of The Washington Times, L.L.C., publisher of

The Washington Times

Circulated daily, in the State of

Maryland, County of Montgomery, and that the advertisement, of which the annexed is a true copy, was published in said newspaper 2 time(s) on the following

October 01, 2021
October 08, 2021



Total Cost: \$396.00

As witness, my hand and notarial seal.

ULONDA A. PERKINS
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires December 14, 2023

NOTICE OF PUBLIC HEARING ABANDONMENT OF HOLDRIDGE ROAD AB 776

Pursuant to Section 49-62 of the Montgomery County Code (2004) as amended, the County Executive or his Designee shall conduct a virtual Public Hearing via the internet-based platform known as Zoom at 1:00 p.m. on October 14th, 2021, to consider an application received from Xingzhu Liu and Yan Chen (12501 Holdridge Road Lot Owners) and Ming Sun and Yongchun Wang (12505 Holdridge Road Lot Owners) (collectively the "Applicants"), seeking the abandonment of the public right of way located between two privately-owned vacant lots in Silver Spring, Maryland.

Scanning the QR Code with your mobile device will direct you to the registration form required to participate. Completion of the registration form ensures you to receive an electronic invitation prior to the Hearing:



After the aforementioned Hearing, the Hearing Officer shall report his findings and recommendations to the County Executive for further consideration as prescribed by the County Code.

Written comments for consideration in this matter may be submitted to Tiara McCray, either via mail to Property Acquisition, MCDOT, ATTN: Tiara McCray 100 Edison Park Drive, 4th Floor, Gaithersburg, Maryland 20878 or via email at Tiara.McCray@montgomerycountymd.gov.

NOTE: If you require special accommodations for this hearing, please call 240-720-7862 or email Tiara.McCray@montgomerycountymd.gov

Run Dates: October 1 and 8, 2021

AD#53805



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Transcript of Public Hearing - Holdridge Road

Date: October 14, 2021

Case: Public Hearing/Montgomery County Department of Transportation

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Email: transcripts@planetdepos.com

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PUBLIC HEARING/MONTGOMERY COUNTY DEPARTMENT OF
TRANSPORTATION

-----x
IN RE: :
MCDOT PUBLIC VIRTUAL HEARING ABOUT :
PROPOSED ABANDONMENT OF RIGHT-OF-WAY :
ON HOLDRIDGE ROAD IN SILVER SPRING :
-----x

PUBLIC VIRTUAL HEARING
Thursday, October 14, 2021
1:38 p.m. EST

Job No.: 406490
Pages: 1 - 44
Transcribed by: Diana Maria Corrado

A P P E A R A N C E S

MICHAEL PAYLOR, Department of Transportation
Montgomery County

TIARA MCCRAY, Department of Transportation Montgomery
County

LARRY LIU, Petitioner

SIMON SUN, Petitioner

YOUNCHUN WANG, Petitioner

NICOLE MARVILLE, Local Resident

ALSO PRESENT: ROBERT BIRENBAUM, MONTGOMERY COUNTY

Transcript of Public Hearing - Holdridge Road
Conducted on October 14, 2021

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1	E X H I B I T S		
2	EXHIBIT	DESCRIPTION	PAGE
3	A	Abandonment Petition	8
4	B	Subdivision Plat 533	8
5	C	Subdivision Plat 2376	8
6	D	MDOT Invite	8
7	E	General Public Notice	8
8	F	Public Hearing Notice	9
9	G	Public Advertisement Spreadsheet	9
10	H	Certified Mail Receipts	9
11	I	Copy of Public Hearing Notice	9
12	J	List of HOA Contacts	9
13	K	Washington Times Ad	9
14	L	Press Release	9
15	M	Picture of Notice Sign	9
16	N	Comment of Solicitation	9
17	O	Notice to Utilities	10
18	P	Montgomery County Planning Opinion	10
19	Q	Copy of Glenmont Impact	10
20	R	2013 Glenmont Sector Plan	10
21	S	Montgomery County Comment	10
22	T	Area Map photo	11
23	U	Storm Drain Declaration	11
24	V	MCDPSS	11
25	W	Applicant's PowerPoint Presentation	12

Transcript of Public Hearing - Holdridge Road
Conducted on October 14, 2021

4

1 (Proceedings begin at 1:38 p.m.)

2 MR. PAYLOR: Greetings, and good
3 afternoon to all of you. It's now about 1:40 on
4 October 14, 2021. We are conducting this hearing
5 virtually via Zoom. And we are here for a public
6 hearing on Abandonment Petition AB776 to consider an
7 application received from Ming Sun and Yunchun Wang
8 to abandon a portion of right-of-way located off
9 Holdridge Road in Silver Spring.

10 My name is Michael Paylor, and I am the
11 county executive's designated hearing officer with the
12 County's Department of Transportation. This
13 right-of-way abandonment hearing is being conducted
14 pursuant to Section 49-62(f) of the Montgomery County
15 Code. My role in the abandonment process is to
16 receive testimony concerning the abandonment request
17 and then write a report and recommendation to the
18 county executive concerning the Applicant's petition
19 for abandonment.

20 In order to do this, I will consider
21 statements made during this hearing, written comments
22 received within the comment period -- and by the way,
23 comments will be accepted until October 28, 2021, at
24 5:00 p.m., and documents submitted to Ms. Tiara McCray
25 to support or explain a position on this abandonment

1 case.

2 My report and recommendation will then
3 be forwarded to the county executive for
4 consideration, and the county executive will then
5 forward the report and the county executive's
6 recommendation to the county council. It is the
7 county council that will decide whether to grant or
8 deny the Applicant's -- excuse me -- petition for
9 abandonment.

10 For those who wish to submit written
11 comments, please submit them to Ms. Tiara McCray at
12 the Montgomery County Department of Transportation,
13 100 Edison Park Drive, 4th Floor, Gaithersburg,
14 Maryland 20878, or e-mail them to
15 tiara.mccray@montgomerycountymd.gov by October 28,
16 2021.

17 There are a few ground rules that we
18 must cover before Ms. McCray introduces the
19 abandonment petition in the record. First, please
20 turn off or silence your cell phones. Second, as an
21 issue of decorum, all participations must be given due
22 consideration. Those seeking to offer comment
23 following the close of the Petitioner's case for
24 abandonment are asked to be mindful of the time and
25 limit their comments to relevant matters -- matters,

1 excuse me.

2 Such comments should be confined to less
3 than three minutes, and if an interruption occurs, I
4 will give that individual their first warning. If
5 there is a second interruption, I will give the
6 individual a second warning, and they will be muted.
7 If that individual receives a third warning, the
8 person will be removed from the call. And if there
9 are several people making interruptions, I may close
10 the hearing.

11 Following Ms. McCray's introduction, the
12 Applicant will submit its case for why it believes the
13 right-of-way should be abandoned. After the Applicant
14 has completed its case, those who have registered to
15 speak will be afforded the opportunity to make
16 relevant comments.

17 Ms. McCray?

18 MS. MCCRAY: Thank you, Mr. Paylor.
19 Good afternoon, everyone. My name is Tiara McCray,
20 and I'm a real estate specialist with the property
21 acquisition section for Montgomery County Department
22 of Transportation. My section is responsible for
23 administering requests for the abandonment of public
24 rights of way.

25 As Mr. Paylor noted earlier, this

1 process is governed by Montgomery County Code, Article
2 49, Section 6, and the county code details the county
3 council's authority to abandon a public right-of-way
4 if it finds that, One, the right-of-way is no longer
5 needed for public use or anticipated future public
6 use, or two, the abandonment is necessary to protect
7 the health, safety, and welfare of the residents near
8 the right-of-way to be abandoned.

9 The subject of this case is a portion of
10 right-of-way located off of Holdridge Road. The
11 right-of-way was originally dedicated to public use
12 via subdivision plat number 533, filed February 19,
13 1935. The right-of-way also appears in subsequent
14 subdivision plat numbers 2376 and 2378 in August and
15 September of 1949. To date, the subject portion of
16 the right-of-way has not been improved for vehicular
17 or pedestrian use; however, the right-of-way has been
18 improved with the public storm drain.

19 As noted in their petition, the
20 Applicants request the abandonment of the right-of-way
21 due to the right-of-way being poorly maintained,
22 negatively impacting the neighborhood, and being
23 utilized as a dumping ground. As they aim to
24 represent in their presentation, they also argue that
25 there is no longer a current need or public use or an

1 anticipated future public use for this portion of
2 right-of-way.

3 The Applicants are the owners of two
4 lots that adjoin the right-of-way at 2501 Holdridge
5 Road and 2505 Holdridge Road and seek to -- see the
6 abandonment collectively to incorporate an equal
7 portion of the right-of-way into their property. As a
8 part of our administrative process, we have provided
9 the requisite notices to other public agencies,
10 abutting property owners, public utility companies,
11 and the public at large.

12 During this process, we have collected a
13 number of exhibits that I will now introduce into the
14 hearing record. Just let me know when you can see my
15 screen. Can everyone see the screen? Okay. Great.

16 Exhibit A is the abandonment petition
17 received by the Applicants to include plat number 2378
18 and plat number 533, as well as an aerial of the
19 abandonment area. Exhibit B is subdivision plat 533.
20 Exhibit C, subdivision plat 2376. Exhibit D is the
21 Montgomery County Department of Transportation
22 calendar invitation -- or invite submission for the
23 abandonment -- the public hearing.

24 Exhibit -- excuse me, Exhibit E is the
25 general public hearing notice that was submitted to

Transcript of Public Hearing - Holdridge Road
Conducted on October 14, 2021

9

1 all adjoining property owners and homeowner and
2 community associations via certified mail. Exhibit F
3 is the public hearing notice that was submitted to
4 WMATA via e-mail and their confirmation receipt of
5 that notice. Exhibit G is the public advertisement
6 spreadsheet detailing all individuals or parties that
7 had received the public hearing notice either via mail
8 or e-mail. Page 2 of that spreadsheet.

9 Exhibit H are the certified mail
10 receipts. Exhibit I is a copy of the public hearing
11 notice that was submitted via e-mail to the
12 homeowner's association and community associations
13 within a 10 to 15-mile radius of the subject property.
14 Exhibit J is a list of the HOA and community
15 association contact list. Those that are highlighted
16 in yellow received notice via mail. All other
17 associations received their -- or received a notice
18 via e-mail.

19 Exhibit K is the Washington Times ad
20 that ran for the notice for public hearing. Exhibit L
21 is the press release that was submitted advertising
22 the public hearing in the abandonment location.
23 Exhibit M is a picture of the sign that was posted in
24 the right-of-way to advertise the public hearing.
25 Exhibit N is the comment solicitation and public

1 hearing notice that was submitted to public agencies.

2 Exhibit O is that same notice that was
3 submitted to public utility companies. Exhibit P is a
4 copy of the Montgomery County Planning Board staff
5 comment that was received on the abandonment petition
6 objecting the petition that would abandon a future
7 pedestrian connection at this location.

8 The planning staff determined that a
9 future pedestrian connection between Holdridge Road
10 and the adjacent WMATA property could increase
11 pedestrian and bicycle connectivity between the
12 residential neighborhoods and points east of the
13 right-of-way. They also note in their opinion that
14 the Applicant has not demonstrated in their petition a
15 -- that it is necessary to protect the health, safety,
16 and welfare of the neighborhood in their petition.

17 Exhibit Q is a copy of the Glenmont
18 Transit Impact Sector Plan, 1997, which is mentioned
19 in planning board staff's comment. Exhibit R is a
20 copy of the 2013 Glenmont Sector Plan, which is also
21 mentioned in planning board -- in the planning board's
22 comments. Exhibit S is a copy of the Montgomery
23 County Department of permitting services, division of
24 land development commons, objecting the petition for a
25 list of reasons.

1 That being that the presence of the 24-
2 inch storm drainpipe within the subject right-of-way.
3 All that -- they have also noted here that all of the
4 property would go to the owner of outlot B as shown,
5 and plat 2376, as the right-of-way was dedicated by
6 that particular adjacent owner, and would -- or excuse
7 me, and subsequently was replatted at lot 17 and
8 outlot B as shown in plat number 2376.

9 They note that there is a presence of a
10 concrete flume within the area of the right-of-way for
11 drainage from the unimproved right-of-way to the
12 street. Also, that there is a revokable agreement
13 with WMATA and the County for the storm drain outfall
14 in that right-of-way area, and then a declaration of
15 covenants reported at liber 4622 folio 140 for the
16 storm drain outfall. And then, the right-of-way leads
17 to the metro Glenmont parking garage so that it might
18 be needed for future access if improvements are made.

19 Exhibit T is an area map of the storm
20 drain and the reinforced concrete pipe that the
21 Department of Permitting Services mentions in their
22 comment. Exhibit U is a copy of the storm drain
23 declaration of covenants that is mentioned in DPS'
24 comment. Exhibit V is a copy of the Montgomery County
25 Department of Permitting Service for the fire

1 department access and water supply, identifying that
2 they have no objection to the abandonment petition.

3 Finally is Exhibit W, which is the
4 Applicant's PowerPoint presentation in which they will
5 show for you now. I'll turn it back over to you,
6 Michael.

7 MR. PAYLOR: Oh. Thank you, Tiara. At
8 this time, we'll hear the Petitioner's case for
9 abandonment.

10 MR. LIU: My turn?

11 MR. PAYLOR: Yes, sir.

12 MR. LIU: Okay. Can you see this?

13 MR. PAYLOR: It --

14 MS. MARVILLE: Yes, I can see it.

15 MR. LIU: Okay. But I cannot see you.

16 MS. MARVILLE: I am currently in a car,
17 sorry.

18 MS. MCCRAY: Oh, no worries at all.
19 Larry, I cannot see your screen just yet. If you
20 could select share screen, and then pick the screen
21 that you'd like to share.

22 MR. LIU: Okay. Share screen. Where's
23 share screen?

24 MS. MCCRAY: At the bottom of your
25 screen.

1 MR. LIU: Share screen.

2 THE COURT REPORTER: Also, can I get the
3 name of Nicole, who just joined?

4 MS. MCCRAY: Yes, I have her name here.

5 MS. MARVILLE: Nicole Marville.

6 MS. MCCRAY: Thank you, Nicole.

7 MR. LIU: Can you see the shared screen?

8 MS. MCCRAY: Yes, sir. We can see your
9 screen.

10 MR. LIU: You can see it? Okay. That's
11 wonderful. How do I make it bigger? Okay. Now make
12 it bigger. Can you see it?

13 MR. PAYLOR: Looks good.

14 MR. LIU: Good. Okay. My name is Larry
15 Liu, last name here. My Chinese name I don't know how
16 you pronounce. Larry Liu, that's my American name.
17 So today, I'm going to represent the two families and
18 the four members to talk about the application for
19 abandonment of the public right-of-way.

20 So first, let me give you a little bit
21 of a background information that you were already
22 provided, but let me repeat a little bit. So this is
23 a map area of the claimant -- it's called the claimant
24 area. And this plat, this is a metro area. The metro
25 station is right here. The right-of-way is from

1 Holdridge all the way to the property of the metro.
2 This is a right-of-way. There's a 30-inch wide. I
3 don't know how long it is, but this is a right-of-way
4 marked here.

5 Okay. So this right-of-way is bordered
6 by two properties. One is 12505 Holdridge Road, owned
7 by Simon, who is here, and his wife. And on the right
8 side is 12501. That's the lot. This is the shape of
9 the lot. Owned by my wife, Yunchun, and myself. All
10 of us Chinese. So today, I represent two families
11 that jointly -- to talk about the application for the
12 abandonment of the right-of-way. So this is the
13 background -- a little bit of background information.

14 To make it short, let's go directly to
15 the problems, okay? This right-of-way maybe already
16 did something good, but what we observed, a lot of
17 problems here. So this -- actually, the right-of-way
18 was a paper screed. It was a screed plan that -- 80
19 years ago -- 85, 86 years ago, but the screed was
20 never built. I don't know what the reason why it was
21 never build because the plat or the plan changed
22 several times. But whatever changes you made, but
23 never build the screed.

24 The reason the communication with the
25 parliament of transportation indicated that there's no

1 plan at this time or in the foreseeable future to
2 construct the road in the public right-of-way, which
3 means that -- so the status quo will continue for -- I
4 don't know for how long, okay? So actually, the
5 right-of-way -- the public right-of-way has been a
6 community hazard. Now, I will show you in the picture
7 the wild bushes, the trashes. The trashes of the
8 bottles, the beer bottles, mineral water bottles,
9 plastic bags.

10 So when I get -- when I bought the
11 property on the right side of the public right-of-way,
12 I hired somebody and got ten bags of trashes from the
13 public right-of-way. So I didn't complain any time.
14 I never complain, but I hired somebody to clear that
15 because I'm going to build something on my lot. Now
16 they have trees, mice, abandoned animals. Animals
17 like that, you know, because they hide inside. They
18 drink the water. There are some (indiscernible)
19 waters.

20 And the mosquitos -- because of the
21 water, there are a lot of mosquitos. I cannot take
22 picture of the mosquitos, but I feel the bite, okay?
23 The bees. When I do my work on the right side of the
24 lot, three of us was bitten by the bees. They chase
25 you and bite you, okay? Me and Simon, we were too

1 with them, so we have another got the bite. And it's
2 painful. We survived, but it is painful.

3 The right-of-way and also the
4 right-of-way road diagonally cut the area is two angle
5 lots. It's very difficult to build anything on it,
6 okay? I think the right-of-way also now become a
7 burden of the county if you maintain it. And it think
8 the county never maintain it. I maintain the part of
9 it, but I cannot maintain all of that. I cannot
10 maintain all side.

11 If, as a neighbor -- if both neighbor
12 complain about the county, the county come here to
13 maintain to the community standard, it cost you a lot
14 of money. Cost the county a lot of money. That's
15 taxpayers' money. That's actually a financial burden
16 to the county. So at this point, if we find a
17 solution for this property or for this problems so
18 that it will benefit the community, benefit the owners
19 of the two lot, which means Simon and me, the two
20 familiars, and also the county government as well.

21 Now, let's move forward. This is a
22 picture, you see. This is part of the right-of-way if
23 you look vertically. This is the flume you talk
24 about. This is the flume. Can you see my cursor?
25 Okay. So this is the flume. There's a concrete

1 opening.

2 This is at the beginning -- on the right
3 side is the beginning of the right-of-way. I took a
4 picture. Now, let me show you something worse. Okay.
5 This is a public right-of-way. You see the trap the
6 water. You see the grass never cut. You see the
7 bushes. A very big tree. I don't know; I try to take
8 picture. It looks like a very small tree. It's a
9 very, very big tree.

10 I feel on my property when I do
11 something, I maintain my property because I scared
12 about the county giving me notice and saying, your job
13 is -- your lot is not clean. I have to clean my yard.
14 But the county's tree falling in my yard, I have to
15 cut it. I have to transplant it to the concrete down
16 the sides, spend money. Okay. This, again, is to
17 trap the water. You know, trap the water, the animals
18 or the mosquitos or bees like that. We don't like
19 that. The concrete doesn't like that, so the neighbor
20 don't like that.

21 Again, falling trees, falling trees and
22 the grass everywhere. It's like a natural -- it's
23 like natural pond. Yeah. Some people like natural,
24 but this is a community. We like living neighborhoods
25 and not natural parks. But also, you see the grass on

1 the right and also on the left side, you see there are
2 some place even there is no grass cover. So that's
3 below the stormwater maintenance standard.

4 I know if my grass is taller than one
5 foot, I will get a ticket, get a citation from the
6 county. I don't know if the county sends citation to
7 the county yourselves and bring yourself to the court,
8 but I never bring you to the courts because I know you
9 are my government. I love you so much, okay?

10 Furthermore, some of this -- some of the
11 pictures, you see the trashes. So we had more of
12 this. We got ten bags of trash out over the years.
13 Nobody cleaned. When I bought my property on the
14 right about -- I guess, four years ago, Mr. Larry
15 helped me clean the public right-of-way
16 (indiscernible) for that. It's a disaster.

17 So the story I'm not (indiscernible); we
18 have more of that. Actually, you see the drain -- the
19 natural drain from here. This is a natural drain.
20 The yellow one, that's natural drain. There's a
21 flume. So the water -- the natural water should go
22 through here. But, in fact, the water doesn't go
23 there.

24 So the water leak right through here,
25 shortcut. It breakthrough coming here and wash

1 Simon's lot to the middle, and then is splayed to this
2 way, merge to the right-of-way natural drain, right to
3 he -- and then goes to the flume. And there is a lot
4 of branch that get washed all the way against this
5 house. This house, fortunately, is my house. I never
6 complain about it. I ask Simon to build a dam here;
7 don't let water to go there. I did build a dam, but
8 still, it doesn't work, okay?

9 So let me show the photo here. So this
10 is the shortcut breaks through. It's a trench, and
11 there is still water now. I just took this picture
12 about five days ago. So it washed through here, and
13 they make the turn, and they merge to the public
14 right-of-way. I think another branch, another wash my
15 -- this is my driveway. This is a car. You see the
16 mud. You see the water wash. Twice over the last
17 five years, my basement was flooded. Twice. Yes.
18 But not this year. Not this year. A year before this
19 year and another year about three years ago, okay?

20 So this -- you know, if the lot is yours
21 is terrible, so I'm presenting this to abandon it's
22 not only the two families want to grab the public
23 right-of-way over the county, but it's really, really
24 a disaster, okay? So I said a solution for this
25 problem would be great. So what other option or

1 alternative solutions. We have two optional
2 solutions.

3 One is, of course, you build at that end
4 of the street as planned. You build a street. If you
5 build a street, you know, about 30 feet wide, go all
6 the way to the -- towards the metro, it solve all the
7 problem. It solve all the problem because -- so no
8 more disaster, no more falling trees. And also, you
9 provide access, provide opening for the two properties
10 to build houses because we can make it happen, we can
11 make our exit towards the -- your newly built --
12 constructed street.

13 So -- and also, if you really build a
14 street, it would be great because your street will
15 provide as a public -- the private parking lot for my
16 two families. Me and Simon divide your public street,
17 so we can park over there free. That's great. So
18 they -- I don't think you would like to do that. But
19 second -- but if you do to plat, that's very great.

20 The second is abandon the public right-
21 of-way and let Simon and Larry take care of it. So I
22 will take care of the well, no more trash, no more
23 trapped waters, no more mosquitos, and dead trees and
24 dead animals, okay? So also, if we abandon it, it
25 also solves the -- all the problems. So the problem I

1 listed before, it can solve all the problems.

2 But it does have some obstacles to
3 overcome. It does have some problem. Again, per
4 those prior obstacles. So what are they? Okay. Let
5 me talk about them each, then talk about also the
6 solution and possible strategies to overcome this
7 hurdles on the obstacles.

8 Number one is stormwater drain. So
9 there has been a stormwater drain. This is a pipe
10 from here. There's an opening. Then all the way
11 here, the gray line. So there it was, a tiny 24-inch
12 copper pipe buried underneath. And here is the
13 manhole that come out, linked to other pipe. Okay.
14 There is a pipe over here.

15 So fortunately the pipe is just between
16 the two lot. If we divide them into two, it doesn't
17 affect our constructions. It doesn't affect the --
18 Simon and me build the two house, okay? So the
19 strategy would be that we just cave it. We just cave
20 it. We maintain it. We can sign an easement to the
21 county or to the metro. I don't know who owns this
22 pipe. We maintain it well. We maintain it not only
23 well, we maintain it better. So make it happen. The
24 first, okay? The stormwater drainpipe.

25 But the second is the concrete flume, as

1 I showed you in the first picture, okay? It's just a
2 concrete opening; that's very easy to do. So what --
3 the (indiscernible) we just drag this one, the flume,
4 all the way a little bit towards here so it doesn't
5 affect the water flow, but it change a little bit of
6 the direction about 15-degree -- 15-degree from here.
7 So we make the water continue to run as it is, so no
8 effect, okay? We are waiting to accommodate or
9 waiting to do that.

10 The third is the agreement between the
11 county and the metro. We read the agreement. For us,
12 it very easy. We can make the same agreement with the
13 county, with the metro. So all you agree, and we
14 agree, so we keep it open. So that's not a problem,
15 okay? So the first one, I think that's a major one,
16 is the future of pedestrian connection. I call it the
17 future walkway to the metro. Yeah, the walkway, you
18 can ride a bicycle, but not your car.

19 Okay. Let's see the next slide. I'll
20 maximize. So we'll build a walkway to the metro. So
21 that's actually -- there's no plan yet. There's no
22 plan. People now provide some comments, which is very
23 nice comment. But the comments of this build a
24 walkway is an assumption. It is not a plan. It's not
25 a fact. It's not happening.

1 So one of my friend from PG County, he
2 worked over there and said, Oh Larry, I don't like PG
3 County. I like Montgomery County. Why -- I said, Why
4 you like Montgomery County? He said I want to apply a
5 job in Montgomery County. I said, Why? He said,
6 Montgomery County make decision based on fact, and the
7 PG County makes decision based on assumptions. I
8 said, Well, you know, that's -- so -- anyways, this is
9 an assumption, okay?

10 So assumption to build a connection,
11 build a road from here to here, okay, to here, to
12 connect so that you can walk from here or ride
13 bicycles to here. That's a long way, right? So if
14 you do that from here to here, that's going to get
15 long way. I measure it. It's 500 feet, okay? Not
16 only 500 feet; you need to cross -- you see here?
17 That's a pond.

18 The pond capture all the draining water
19 sending it to different directions. The pond keep the
20 -- the pond depth is eight feet. It's more than eight
21 feet. So you need to start from here. You need to
22 build a bridge go all way here. And the very small
23 bridge is going to be another factor -- another risk
24 or factor because you cannot make a small bridge. You
25 have to make a very big bridge for people to walk on

1 it. If a small bridge, there's a risk factor.

2 Not only that, these -- this track, this
3 route is very muddy because this outfall. That's the
4 green place. So that's one option you can make. You
5 can make a walkway from Holdridge all the way to the
6 metro. You can make it; of course, I don't think
7 county will do that.

8 Another choice; it's a better choice.
9 If you do like to make a walkway, there is wonderful,
10 wonderful positions from here. See the flat street
11 here? Flat street? So this is a public right-of-way.
12 That's a flat street. You make a walkway here. So
13 this way is only 50 feet, instead of 500 feet. This
14 is a no-flooding zone instead of flooding zone from
15 here to here.

16 So if you do like to make a right-of-way
17 -- a walkway, the best choice would be here, not on
18 this side. That's my opinion. I'm not a -- I'm an
19 engineer, but I'm not licensed to practice. I know
20 something about it. I know you will not build a
21 walkway here. You will -- if you do like to build a
22 walkway, it's going to be here.

23 Finally, if you really finally decide to
24 make a walkway through the Arenal (sic) public right-
25 of-way to the metro, I'm waiting to sign easement for

1 you to do that. It's not a problem. That's a very
2 short distance. The longer distance is in the metro
3 property, okay? So that's my opinion on this. I'm
4 not sure that's -- you feel it's good or bad, so it's
5 your argument, okay?

6 Now, let me talk about my plan. My
7 plan. Two neighbors discuss the plan, make sure we
8 can build our house, and make sure we can accommodate
9 the county's -- again, the -- I can tell you this.
10 Number one, with the right, this two lot with equal
11 width. You see, this -- the red line shows the Arenal
12 property. Those two lines. The blue line shows the
13 future plan.

14 If we acquire this public right-of-way,
15 we will divide the whole area into two part with equal
16 width from left to right. And then, we will build two
17 house. We will have this house as left as possible.
18 That's seven feet setback. We will make this house as
19 right as possible, seven feet. That's the maximum --
20 minimum required by the county.

21 So this house is going to be 30 by 50.
22 That's 30 feet wide. This house will be 49-and-a-half
23 feet wide. So if we do that, from this house on the
24 left to the right house on the right, the distance
25 from this two house will have 37-and-a-half feet.

1 That's a very large area, bigger than the Arenal
2 public right away.

3 So that area can host the Arenal; no
4 touch, no problem. We just move this natural drain,
5 and we move the flume to the right a little bit. Now,
6 alternatively, I move it to here. You see the purple
7 line? I move it to here. We will make it happen. We
8 will make it better. We will make it drain fluidly,
9 okay? Smoothly, okay? No more wash away.

10 If you want to build a public right-of-
11 way, it's no problem. You can build a right-of-way --
12 not a right-of-way, a walkway, no problem. You can
13 build it from here to here, but the walkway will not
14 end here. You have another 400 feet too long, so --
15 yeah. Okay. So that's the point.

16 So we relocate the drain flume. We keep
17 the Arenal pipe. If we build this two house, the
18 county will require some water management for new
19 constructions. We will do a total number of six dry
20 wells that pick up a lot of water from the land, from
21 the roof. So that will reduce the pressure of the
22 stormwater. That's another benefit.

23 So I'm not sure if the plan is clear.
24 Let me summarize. Divide this lot into two equal wave
25 lot, okay? We leave the stormwater drain; pipe drain

1 here. We move the flume to the right a little bit.
2 We leave about 37 inches -- 37 feet for the county, if
3 you do want to offer something, you can offer
4 something. If you don't do that, that mean that I can
5 do, you know, the water drain, I can manage that, and
6 it's my responsibility. I want to make this area
7 nice, okay?

8 So conclusions. So actually, you make
9 the conclusion, not me making the conclusion. But I
10 try to make some conclusion. So if the county really
11 finally approve, okay, so our plan -- our petition
12 will fulfill government agenda and a plan at a reduced
13 cost, okay? Now, second, it improve public and
14 community environment. No more trash, dead animals,
15 mosquitos, bees, all this -- trap the water -- dirty
16 water trapped over there.

17 And the third, it benefit the
18 neighborhood and the homeowner as well. So all good.
19 So good for the community, good for the county, good
20 for the neighbor, good for the owner. So good --
21 plats good equal what? Equals good.

22 MR. PAYLOR: Yeah.

23 MR. LIU: Okay. So thank you very much
24 for taking your time to listen our talk. So
25 questions?

1 MR. PAYLOR: So Mr. Liu -- and I guess,
2 for everyone on the call, is there any other, or are
3 there any other witnesses that would like to speak
4 regarding this case for abandonment?

5 MR. LIU: Another way for what?

6 MR. SUN: Yeah, my I add something -- a
7 comment?

8 MR. PAYLOR: Mr. Sun, yes, please.

9 MR. SUN: My name is (indiscernible),
10 everybody call me Simon.

11 MR. PAYLOR: Simon?

12 MR. SUN: Yeah. Very nice to meet you
13 online.

14 MR. PAYLOR: Thank you.

15 MR. SUN: Actually, we are eager to see
16 you and to talk to you because you represent our
17 government, you know, and we represent the
18 neighborhood. So a long time as a resident of the
19 right of road -- right-of-way, and also the
20 neighborhood of the community, we suffered a lot of
21 the right-of-way because like Larry's estimation,
22 there's so much --

23 MR. LIU: I'm just going to say, you
24 just suffer for one year. I suffer four.

25 MR. SUN: Yes. Actually, like Larry

1 mentioned, I tried to, you know, clean, but people say
2 it's a lot to clean. And to me, the government code
3 and requirement (indiscernible) and also, we pay a lot
4 of that. We even suffered. Like Larry mentioned, you
5 know, like a bee. Bee bite me twice when we tried to
6 clean and cut the wood on my lot because -- Larry just
7 show you a lot of tree --

8 MR. LIU: Falling tree.

9 MR. SUN: Falling tree. Just because
10 that's a picture taken on the -- in the wintertime.
11 So not a lot of bushes there, you can see. But when
12 we take care of the summertime, a lot of bushes and
13 trees there. Totally full over there, like a totally
14 wide park. So for 60 -- more than 80 more years as a
15 plan on the paper, so government maybe just so long
16 and they didn't do anything about it. And of course,
17 maybe cough a lot.

18 So I think it's time for government to
19 think about it and to do something for us at least.
20 So as a residential, we would have to cooperate with
21 the government to do something, do our best, to keep
22 our community and our lot, even our environment
23 better. That's it. Thank you.

24 MR. LIU: Real good attitude.

25 MR. PAYLOR: Thank you, Simon.

1 MS. MCCRAY: Michael, Nicole would like
2 to make a statement.

3 MR. PAYLOR: By all means. Thank you,
4 Tiara.

5 MS. MARVILLE: Hi. Sorry, my video is -
6 - I'm at home now. Let me see if I can start that.

7 I saw the sign walking in the
8 neighborhood. I do know of this property, the
9 right-of-way. Thank you, Larry, for the presentation.
10 It was very informative. I do have a few questions.
11 I don't know if Larry's allowed to answer them
12 specifically.

13 MR. LIU: Yeah, sure.

14 MS. MARVILLE: But my biggest thing is
15 as he was saying trapped water, and he was speaking of
16 the overgrowth, that is called wetlands. And we keep
17 taking them away in this county, and they provide lots
18 of environmental positives. I'm sorry, I'm suffering
19 from concussion, so my words may not come very easily.

20 My other question is, these are not your
21 primary residences, correct?

22 MR. LIU: This is not my primary
23 residence yet, but Simon will build a house. He's now
24 in a -- very close to Baltimore, and he want to move
25 in this area.

1 MS. MARVILLE: Okay.

2 MR. LIU: So his house will be built as
3 a primary residence. Not me.

4 MS. MARVILLE: Okay. And you already
5 own several houses in the neighborhood, correct?

6 MR. LIU: Yeah, that's correct.

7 MS. MARVILLE: And you just built that
8 one on Holdridge, correct?

9 MR. LIU: Yes.

10 MS. MARVILLE: Yeah, that is my
11 opposition is his new construction. It doesn't really
12 have much pertaining to the right-of-way. I don't
13 know how he's been able to get approval to build such
14 large houses. So I don't know if that pertains to the
15 right-of-way. I do think we need more access to the
16 metro. I don't know what engineering background you
17 have if it's civic engineering, but there are ways to
18 build that path.

19 And I say the more paths to the metro,
20 the better. We need to stop being a car-centered
21 Montgomery County, and we need to work towards being a
22 public transportation county.

23 MR. PAYLOR: Nicole, thank you so much
24 for sharing your insights on that. I appreciate it.

25 Larry?

1 MR. LIU: Do you want me to respond?

2 MR. PAYLOR: No, sir. But I would like
3 you to, if you don't mind, I'd appreciate it if you
4 would go to your first or second slide in your -- oh,
5 before I go there, I'll ask if there is anyone else
6 who would like to speak as a witness on this case
7 before I ask just a few questions? Okay.

8 You mention in your second bullet that
9 MCDOT indicated that there are no plans at this time
10 and in the future to construct a road in the right-of-
11 way. So I was curious as to what entity or office did
12 you speak to get that information, and maybe the other
13 part of that question is to Tiara, is there something
14 in the document review that reflects that question or
15 reflects that statement?

16 MR. LIU: I remember when we submitted
17 the application, we provide that as attachment. I
18 remember. I'm not sure now. I'm old; I cannot
19 remember. I do have the copy. I do have the copy
20 from Department of Transportation. So the statement
21 is exactly -- so the Department of Transportation,
22 there's no plan at this time and future to construct a
23 road using the public right-of-way. So can send the
24 copy to Tiara so -- for you to distribute.

25 MR. PAYLOR: Thank you, Larry. I had --

1 I'm sorry, Tiara?

2 MS. MCCRAY: I was going to say, at this
3 time, I don't have a statement directly from the
4 Department at this time, but I would assume that we
5 might receive something soon.

6 MR. LIU: Yeah, we'll talk to you.

7 MR. PAYLOR: Mr. Liu, the other question
8 that I had related to one of the photographs that you
9 showed regarding your property and what appeared to be
10 the after-effects of significant water intrusion, and
11 you mentioned that your basement had flooded several
12 times. And I had a question about whether or not you
13 had contacted the county to speak with them directly
14 about the incident and to seek to get some kind of
15 solution for yourself on that?

16 MR. LIU: Here's the thing. Number one,
17 this house -- I said it flooded the basement, right?

18 MR. SUN: Yeah.

19 MR. LIU: Okay. This house, there is no
20 basement. There is a crawl space. The water get into
21 the crawl space and leak in the crawl space. Twice,
22 we used the pump to pump the water out, okay? That's
23 number one.

24 Number two, at that time, we really
25 don't know where the water from. We -- what we really

1 know is the water is from my neighbor. They
2 complained my neighbor. I complained to my neighbor
3 several times about the water and also the trashes.
4 My neighbor, at the time, I don't know this is public
5 right-of-way. I said to my neighbor, I complain. My
6 neighbor is -- said a crew come here with a lot of
7 machine and did all the dumping stuff on the bricks,
8 the rocks, the (indiscernible) and trash is out.

9 And when Simon bought the lot on my
10 right -- on this right -- on the right side of this
11 house, I ask him to build a dam. You see the dirty
12 things? To prevent the water running into my
13 property, I dig. I digged three load of dirt come
14 here and spread and put grass seeds, but it's still
15 not a (indiscernible) -- water is maybe strong because
16 it's a new -- anyway.

17 This is a story. I never -- I own this
18 property for 15 years. I never complain to the county
19 anything. If you check the record, I never complain.
20 For the first ten years, actually, I never know that
21 is the public right-of-way. I complained to my
22 neighbor. My neighbor took action. Every time I
23 complain, my neighbor took action. The county officer
24 area inspector came. The officer meet me one time,
25 but he never told me there is a public right-of-way.

1 Actually, the root problem is not my
2 neighbor. The root problem is the public right-of-
3 way. Now I know. So now, I will complain to the
4 county.

5 MR. SUN: May I add a comment?

6 MR. PAYLOR: You certainly can, Simon.
7 Thank you.

8 MR. SUN: Thank you.

9 From this picture -- left of the
10 picture, you can see a stream. That's trench on my
11 lot. It wasn't there, but it's made by the flood from
12 the water behind it. So it's a -- the trench, it's
13 about two-and-a-half feet deep there dividing my lot
14 into two part. Divide my lot into two part.

15 My lot, right now, even you now to go
16 there to check it out, it's still there. And I am
17 free (indiscernible) somebody maybe even go there or
18 maybe fall in there, and very dangerous. Okay.
19 That's because of flood. And it's a flood that
20 changes a route -- direction. Like Larry said, into
21 two part. One to my lot right there, and -- yeah,
22 right there. Do you see that? That's a left branch.

23 Go to my lot and divide the two lot. So
24 that's a trench that you can go very deep. And push
25 away. Push all the dirt out of the -- from my lot to

1 the street. And even the last summer, the storm
2 season, out on the street. A lot of dirt because the
3 water push all the dirt into the street.

4 MR. LIU: Good point.

5 MR. PAYLOR: Yeah. Simon, thank you so
6 much for sharing that and making the time to gather
7 the image set Larry presented and this graphic here.
8 I appreciate that. That helps me.

9 MS. WANG: Can I make a comment?

10 MR. PAYLOR: Yunchun, sure. Thank you.

11 MS. WANG: Yeah, I'm the wife of Simon.
12 So it's about the walkway to the metro. Actually,
13 maybe save (indiscernible) the October 11th comment in
14 front of Montgomery planning department. In the third
15 paragraph, the right -- they said right there, this is
16 no current plan for that. They had some plan in 2000
17 -- the second graph we had. They had some plan in
18 2013, but because of the storm and the
19 (indiscernible), you know, garage had impact on the
20 project.

21 And the (indiscernible) intersection.
22 So if at that time, about 80 years ago, they already
23 (indiscernible) so how come now they won't? So yeah,
24 you can say (indiscernible) you know, too fast to the
25 metro. (indiscernible). And also, they said to make

1 (indiscernible) from the Holdridge to, you know, like
2 a Glenmont -- actually, they're already to there.
3 It's like they have found (indiscernible) very short
4 block.

5 Why they need -- now that you can see
6 this right triangle, why you make another one.
7 Doesn't make sense. Like Larry said, this is
8 assumptions, not a plan. They don't have according to
9 plan. And also, (indiscernible) yeah, maybe to -- you
10 know, to let the county use to build a -- between the
11 two houses and to build a walkway. There's no, you
12 know, impact. They're already precluding. That's in
13 their (indiscernible). That's their word. I didn't
14 change the word.

15 MR. LIU: Can I say something?

16 MR. PAYLOR: Thank you, Yunchun. Is
17 this Larry?

18 MR. LIU: Yeah. You see here in the
19 presentation, there is a little -- a walkway from the
20 other end of the (indiscernible).

21 MR. PAYLOR: Yes.

22 MR. LIU: It's a walkway from -- to the
23 metro. So it doesn't make sense to build another
24 little walk. From here, it's a long way. It's twice
25 as much as this one from here to here. I think it

1 does make sense to make a walkway through here and
2 build a walkway all the way to metro. That's very
3 nice. I give you this suggestion, but I charge you
4 for this, okay? Yeah, it's very nice.

5 MR. PAYLOR: Thank you, Larry. I
6 believe Nicole had asked to talk about her perspective
7 on the Glenmont master plan. Nicole?

8 MS. MARVILLE: Hi. Yes, sorry. The
9 Glenmont Civic Association, which I was a part of and
10 was part of the Glenmont master plan planning, that
11 pond is not necessarily always going to stay there.
12 You can't see it on Larry's picture right there, but
13 if you looked just to the top of that path is a huge
14 field. That has already been sold, and it will soon
15 be some kind of retail or housing and/or both. So
16 when they do that field to the top of that path --

17 MR. LIU: Right here?

18 MS. MARVILLE: -- they're already going
19 to have -- yes, right there.

20 MR. LIU: Okay.

21 MS. MARVILLE: So I don't even know if
22 that path is still going to exist after they do that
23 construction.

24 MR. PAYLOR: Okay. Thank you.

25 MS. MARVILLE: You're welcome.

1 MR. PAYLOR: Yeah, I see that. Okay.

2 All right. Does anyone else wish to
3 speak on this abandonment case?

4 MS. MCCRAY: No additional requests are
5 in the comments.

6 MR. PAYLOR: Okay. No more comments?

7 I'll give us a few more moments to get
8 out any last comments or thoughts that we have, and
9 then we'll move forward.

10 MS. WANG: Can I have a guess. For the
11 pond there, if you can see from the pictures, all the
12 flooding area, I already guess, you know, this pond
13 there is to protect in the flood in the situation of
14 -- it'll protect the metro station not be, you know,
15 like flooded. That's my guess. So I see the planning
16 may be to the metro, and even the pond might be
17 necessary. That's what my guess, you know, for the
18 purpose of flooding because see the area is quite
19 flooding. So without the pond if it's bigger, it even
20 goes that way to the metro area.

21 MS. MARVILLE: I can actually testify on
22 the pond. I use the metro to get to work five days a
23 week, and I walk by it five days a week, and it very
24 rarely has any water in it, unlike the rest of the
25 neighborhood. So I agree with part of this

1 presentation that that right-of-way was designed
2 before our neighborhood changed.

3 We personally, as homeowners, just had
4 to spend a ton of money to have our yard swelled to
5 keep the water from coming in our -- and, you know,
6 we've been here for 12 years. We've never had that
7 before.

8 I think that's part of Montgomery
9 County's 2050 Thrive as well is to reexamine our storm
10 and waterways. Whether this is abandoned or not, it
11 does need to be addressed.

12 MR. PAYLOR: Yeah. Larry?

13 MR. LIU: Hello?

14 MR. PAYLOR: Larry?

15 MR. LIU: For me, it's very strange. As
16 Nicole said, I observe this pond. It is eight feet
17 deep, but it's very dry.

18 MR. PAYLOR: Dry pond.

19 MR. LIU: It's very dry. The water
20 never run into the pond; it run into my lot. I don't
21 understand. So what it needs to do is cut this a
22 little bit, make some pipes so that the water will run
23 to the pond rather than go this way. (indiscernible).
24 As Nicole and myself, all of us at this -- you see,
25 from the picture, you see, the pad is a green color,

1 which is very nice grass. Here, this side, I tell you
2 that this side, every time you go there, it's full of
3 water. I try to take picture, but it doesn't show the
4 water. It just show on the top of the water, there's
5 some water plants that cover. There's some water
6 plant cover; do you see this? This here. Look at
7 this picture.

8 MR. PAYLOR: Yeah. Yes.

9 MR. LIU: You see, it's 95 -- 365 days a
10 year, the water stay there, okay? I don't understand
11 why the water stay there and not running into the
12 pond. It's so confusing. I think we need to do
13 something. The first we need to do is abandon the
14 right-of-way. That's -- if you do that, it would be
15 -- solve all the problem.

16 MR. PAYLOR: Thank you, Larry. Thank
17 you, Simon.

18 MR. LIU: Okay.

19 MR. PAYLOR: If there are no more
20 questions or comments, you know, I certainly
21 appreciate you all joining the call and offering your
22 comments and testimony. And based on the fact that
23 I'm not hearing any request for additional comments or
24 testimony, I'm declaring this hearing closed. Be
25 reminded that the record will remain open until

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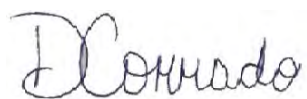
1 October 28, 2021, 5:00 p.m. to accommodate any
2 additional comments for the record. And those
3 comments and any other correspondence may be addressed
4 to Ms. Tiara McCray, Montgomery County Department of
5 Transportation, 100 Edison Park Drive, Gaithersburg,
6 Maryland 20878. And again, thank you all for your
7 participation, and this hearing has now ended.

8 (Proceedings concluded at 2:40 p.m.)

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CERTIFICATE OF TRANSCRIBER

I, Diana Corrado, do hereby certify that
the foregoing transcript is a true and correct record
of the recorded proceedings; that said proceedings
were transcribed to the best of my ability from the
audio recording and supporting information; and that I
am neither counsel for, related to, nor employed by
any of the parties to this case and have no interest,
financial or otherwise, in its outcome.

A handwritten signature in cursive script, appearing to read "D Corrado", is written over a horizontal line.

Diana Corrado

2021-10-26

CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

I, MERINDA EVANS, the officer
before whom the foregoing deposition was taken, do
hereby certify that said proceedings were electronically
recorded by me; and that I am neither counsel for,
related to, nor employed by any of the parties to this
case and have no interest, financial or otherwise, in its
outcome.

IN WITNESS WHEREOF, I have hereunto set
my hand and affixed my notarial seal this 26th day of
October, 2021.



Merinda Evans, Notary Public
for the State of Maryland

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