

November 10, 2020

Christopher Conklin
Director, Department of Transportation
Montgomery County Government
101 Monroe Street, 10th Fl.
Rockville, MD 20850

NOV 17 2020

Request for abandonment of unimproved
Kentbury Drive ROW (Bethesda)

Dear Director Conklin,

We have owned and resided at our residential property, 8213 Kentbury Drive, Bethesda MD 20814, for 48 years. The east sideline of unimproved Kentbury Drive ROW property abuts the sideline of our property. The opposite west sideline of this unimproved ROW property abuts the sideline of 4301 Chestnut Street, the neighboring residential property for which the owners applied to the County for abandonment of the 50% of the ROW abutting their property, and which abandonment was approved by the County Council on May 19, 2020. The back line of our residential properties and the Kentbury ROW abuts Columbia Country Club property.

Accordingly, by this application we are requesting County abandonment to 8213 Kentbury Drive so that we can acquire the remaining 50% of the width of the Kentbury ROW property which abuts ours. In addition, we request this application be considered, if applicable, as a minor amendment to the existing abandonment, since no ownerships or conditions have changed from when the first 50% abandonment was approved.

Apparently the County has no intention of paving or other new uses for this remaining ROW portion, both because there has been no planning toward that purpose and now also because of the County's approval of abandonment of half of the ROW to our neighbor's property. We always have provided regular, basic maintenance of the ROW and occasional notifications to the County of corrective maintenance needed because of unsafe natural conditions that developed after storms. We do not expect to develop this additional property if it becomes part of our side yard, but it includes lawn and old woods for which we would undertake needed conservation for reforestation and erosion corrections that we have refrained from doing during County ownership.

As requested for this application, please see the following attachments:

1. Copy of the Montgomery County GIS map showing the location of 8213 Kentbury Drive and the adjacent unimproved Kentbury Drive ROW property, which we have marked to show the 50% ROW portion that we are requesting.

2a. Copy of the Boundary and Existing Conditions Survey (Lot & Topo Survey) for 8213 Kentbury Drive, also showing the 50% portion of the abutting Kentbury ROW, prepared by licensed land surveyor Thomas A Maddox, dated February 29, 2020.

and

2b. Copy of the Boundary and Existing Conditions Survey for 4301 Chestnut Street, which shows the other 50% of the abutting Kentbury ROW as approved for abandonment by the County on May 19.

Both surveys show: i) location of the Kentbury Drive ROW property boundaries, ii) location of the 50% split line for the ROW property, iii) location of the underground storm drain pipe that traverses the length of the ROW property to outfall at a creek on Columbia Country Club property, and iv) the 10'w easement lines on each side of the storm drain pipe centerline.

3. Our \$2500.00 abandonment process fee, payable to Montgomery County.

4. Letter from our neighbor Mary Sisak, owner of 4301 Chestnut Street, indicating her consent to this application and agreement for abandonment of the remaining Kentbury ROW property to us.

5. For reference: Link to Montgomery County Council Staff Senior Analyst Glenn Orlin's staff report and recommendation re DOT Docket No. AB 765, dated 5-19-20, to County Council for final action. This report incorporates all documentation regarding approval of abandonment by Council of 50% of Kentbury ROW to 4301 Chestnut Street. https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2020/20200519/20200519_2F.pdf

If you or Department staff have any questions or need additional information, please contact me at my cell phone or email.

Thank you for your attention to this matter.

Sincerely,



Dianne Seiffert
cell: 301-928-8486
dianneseiffert@gmail.com

for
Dianne and Perry Seiffert, owners
8213 Kentbury Drive
Bethesda MD 20814

Montgomery County Map

8213 Kentbury Dr X Q

Show search results for

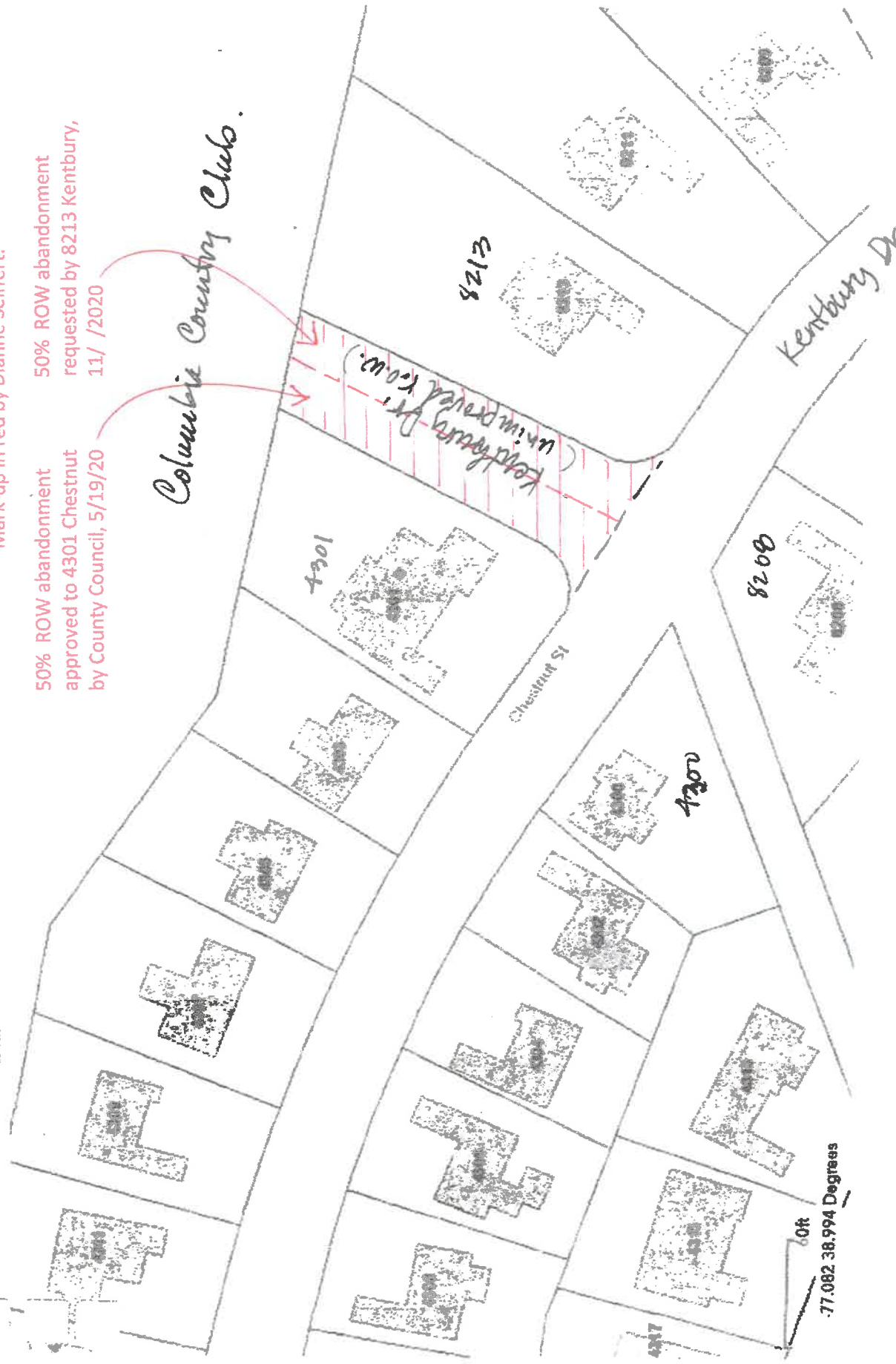
Mark-up in red by Dianne Seiffert:

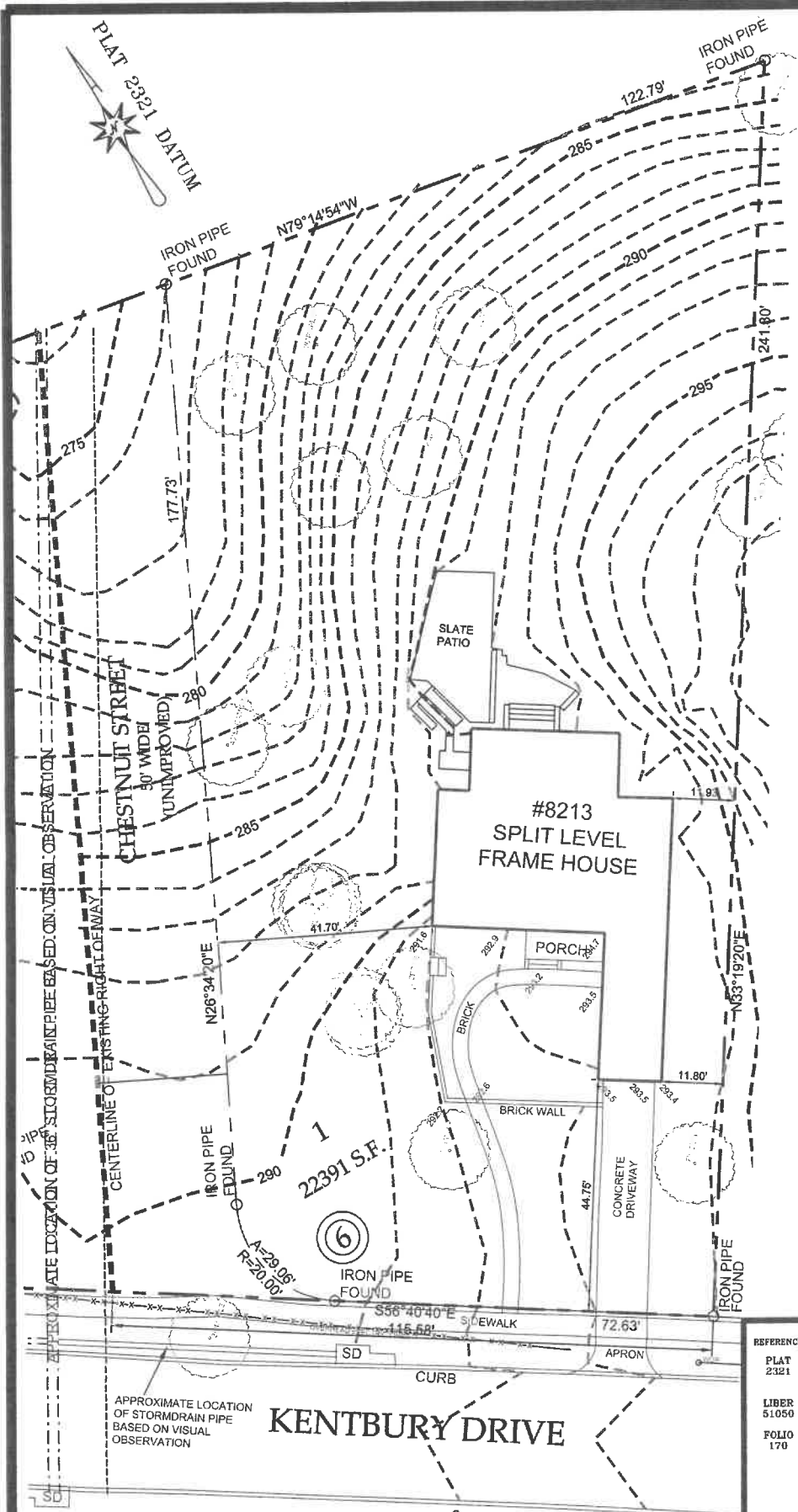
50% ROW abandonment approved to 4301 Chestnut by County Council, 5/19/20

50% ROW abandonment requested by 8213 Kentbury, 11/ /2020

Columbia Country Club

Kentbury Dr. (unimproved row.)





THIS PLAT MAY NOT REFLECT THE ENCUMBRANCES THAT WOULD BE REVEALED WITH AN EXAMINATION OF TITLE.

SURVEYED MEASUREMENTS MATCH RECORD.



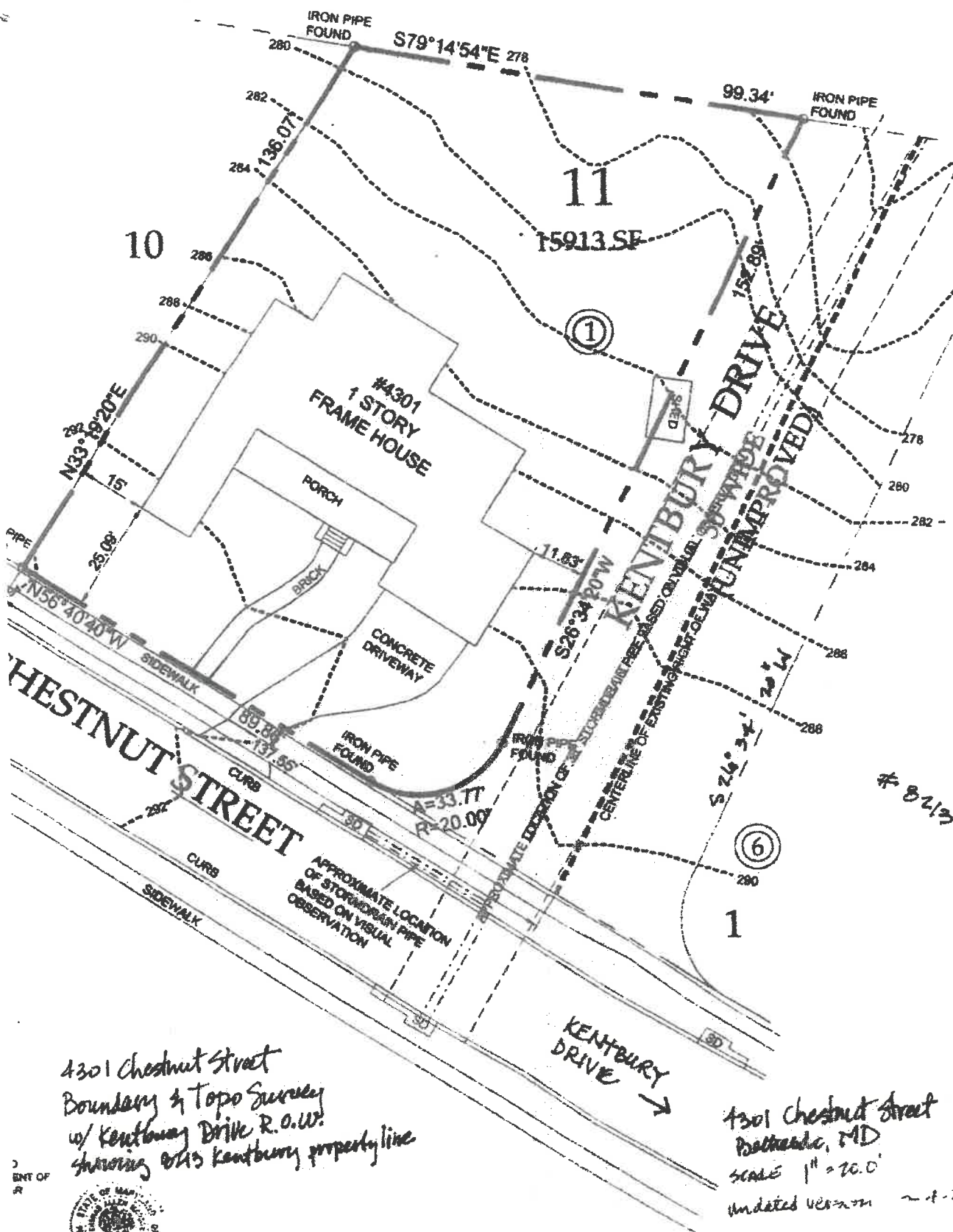
REFERENCE
 PLAT
 2321
 LIBER
 51050
 FOLIO
 170

**LOT & TOPO SURVEY
 WITH
 LOCATION OF IMPROVEMENTS
 SECTION 1
 COLUMBIA FOREST
 LOT 1
 BLOCK 6
 #8213 KENTBURY DRIVE
 BETHESDA, MARYLAND 20814
 Election District No. 7
 Montgomery County, Maryland
 FEBRUARY 29, 2020
 SCALE 1" = 20'**

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD INVESTIGATION DONE BY ME OR UNDER MY DIRECT SUPERVISION ON THE DATE REFERENCED. THE EXTENT OF THE INFORMATION SHOWN WAS PER REQUEST OF THE CLIENT. THERE WAS NO TITLE REPORT SUPPLIED TO THIS OFFICE BY THE CLIENT, ALL ENCUMBRANCES MAY NOT BE REPRESENTED. COMPLIES WITH COMAR REGULATION 09.13.06.03 FOR BOUNDARY SURVEYS.

Thomas A. Maddox 2/29/2020
 THOMAS A. MADDOX
 REGISTERED PROFESSIONAL LAND SURVEYOR MD #10850 EXP 4/3/22

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 301-984-5804



4301 Chestnut Street
 Boundary & Topo Survey
 w/ Kentbury Drive R.O.W.
 showing 845 Kentbury property line

4301 Chestnut Street
 Bethesda, MD
 SCALE 1" = 20.0'
 Undated Version ~ 4-2

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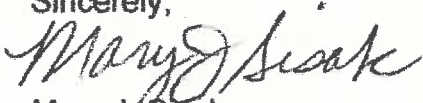
November 8, 2020

Christopher Conklin
Director, Department of Transportation
Montgomery County Government
101 Monroe Street, 10th Fl.
Rockville, MD 20850

Dear Mr. Conklin,

This letter is to state that I do not object to the application by Dianne and Perry Seiffert requesting County abandonment of 50% of the width of the Kentbury Drive ROW property which abuts their property at 8213 Kentbury Drive, Bethesda, MD. I also do not object to their request that the application be considered as an amendment to the existing abandonment as reflected in Resolution 19-461, adopted May 19, 2020, on the condition that no changes be made to the Resolution and the four conditions contained therein and applicable to me in connection with the abandonment of the 50% of the width of the ROW abutting my property at 4301 Chestnut Street, Bethesda, MD 20814.

Sincerely,



Mary J. Sisak
301-718-2670