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Kishia L. Powell

December 13, 2024

Attn: Ronnie Tutt  
Montgomery County Department of Transportation  
100 Edison Park Drive, 4<sup>th</sup> Floor  
Gaithersburg, MD 20878

Re: 25RMS9285A  
Right of Way Abandonment Request  
Hyannis Drive in between 8 & 10 Piping Rock Drive in Silver Spring

Dear Mr. Ronnie Tutt,

This letter is sent in response to your petition to vacate the above-described parcel of land, dated September 9, 2024. A comprehensive review of the drawings and our records reveal that the Commission maintains an existing water and sewer house connection within the proposed abandonment area and an existing 8-inch sewer main and sanitary sewer manhole near (or partially within) the proposed abandonment area. Limits of the abandonment area must be a minimum of 10-feet from any asset owned and maintained by the Commission; otherwise, the applicant/petitioner must submit an easement package to the Commission for review and approval. The Commission has yet to receive the easement package for review and preliminary approval.

However, it was additionally determined that the abandonment of Hyannis Drive's Public Right-of-Way would prevent public water and sewer service to the two lots behind properties 10 and 12 Piping Rock Drive, which may lead to the lots being unbuildable. Therefore, even if the above condition is satisfied, and per prior correspondence with the applicant, we will require written confirmation from the property owners acknowledging their understanding of the lots being unserviceable by public water and sewer, thus decreasing the values of those lots, before we can consider approval of this request. No acknowledgement of this information from the property owners of 10 and 12 Piping Rock Drive has been received to date.

Therefore, the Commission **does not consent** to the abandonment request of Hyannis Drive.

Should you have any questions regarding this matter, please contact me directly at (301) 206-8322, or by e-mail at [Mara.Flores@wsscwater.com](mailto:Mara.Flores@wsscwater.com).

Sincerely,

Mara Flores  
Project Manager  
Relocations Section  
Pipeline Design Division

December 18, 2024

To all concerned:

Ellen Lodwick and Samuel L. Crook own the residences at numbers 10 and 8 Piping Rock Drive, Silver Spring, MD 20905.

Number 10 is composed of lots 3 and part of lot 4 of block 7 of Old Salem Village.

Number 8 is composed of lot 6 and part of lot 5 of block 6 of Old Salem Village.

If possible, we intend to consolidate lot 3 and our part of lot 4 into one unit at 10 Piping Rock Drive. We also intend to have the same consolidation arrangement for 8 Piping Rock Drive.

When this is complete, we will own numbers 8 and 10. These will be two addresses with no internal subdivision as there is now.

No one will be denied access to the street because there will be no new houses built at either number 8 or number 10 Piping Rock Drive.

We acknowledge PEPCO will need an easement if they need to reach their pole. The pole is not a power line support, but a support for a bracing line.

Also, there will need to be easements for the driveway at number 8 and the driveway for the two-car garage at number 10. Both driveways have been in existence for decades and may be split by the abandonment.



Samuel L. Crook



Ellen Lodwick

**From:** Flores, Mara <Mara.Flores@wsscwater.com>  
**Sent:** Friday, March 13, 2026 4:16 PM  
**To:** Tutt, Ronnie  
**Subject:** RE: Abandonment - AB 789 (Public Right of Way on Hyannis Drive, Silver Spring)

**[EXTERNAL EMAIL]**

Good afternoon Ronnie,

This project is not currently pending approval. We have only recently accepted the project intake, but we have not yet received the Plat of Computation or the necessary information required to begin our review.

Once we receive the requested documents and have a clearer understanding of the proposed abandonment area, we'll then be able to determine what will be needed in order for approval to be issued.

Let me know if you have any other questions.

Thank you,



**MARA FLORES**

*Project Manager*

Pipeline Design Division – Relocations Section

301.206.8322 (O)

[mara.flores@wsscwater.com](mailto:mara.flores@wsscwater.com)

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**From:** Tutt, Ronnie <[Ronnie.Tutt@montgomerycountymd.gov](mailto:Ronnie.Tutt@montgomerycountymd.gov)>  
**Sent:** Friday, March 13, 2026 1:10 PM  
**To:** Flores, Mara <[Mara.Flores@wsscwater.com](mailto:Mara.Flores@wsscwater.com)>  
**Subject:** RE: Abandonment - AB 789 (Public Right of Way on Hyannis Drive, Silver Spring)

**EXTERNAL EMAIL:** This email originated outside WSSC Water. Do not click links or open attachments unless you recognize the **EMAIL ADDRESS** and know the content is safe.

Good Afternoon Mara,

Do you have any updates you can provide me on this, or something you can provide showing this is pending approval based on the Plat of computation? Mr. Crook advised me that it is currently in progress.