

From: [Damon Orobona](#)
To: [Willis, Eric](#)
Cc: [Smith, Marcus L:\(PHI\)](#); [Ferede, Tewodros Y:\(PEPCO\)](#); [Al Khatib, Amir:\(PEPCO\)](#); [Mehta, Chaitali T:\(PEPCO\)](#); [Cynthia Weiss](#)
Subject: Re: [EXTERNAL] AB 777 - Sleaford Road
Date: Tuesday, September 14, 2021 4:21:56 PM

[EXTERNAL EMAIL]

Eric,

I am copying you on the below correspondence from Pepco. I, along with Cynthia Weiss, was able to meet with Teddy Ferede in Pepco's engineering department on the site today. After discussing the history of the property and touring the current conditions, Pepco has no objections to our abandonment request (per Teddy's email below). I also just spoke to Marcus Smith and Marcus was okay in my forwarding this correspondence to you.

Thank you to everyone on this email for your efforts in reviewing this matter.

Damon



Damon Orobona
Partner
(301) 312 6497 office | (770) 714 6569 cell |
damon@novaventuresdev.com |
www.novaventuresdev.com |
7220 Chestnut St., Chevy Chase, MD 20815



On Sep 14, 2021, at 4:07 PM, Ferede, Tewodros Y:(PEPCO) <tewodros.ferede@delmarva.com> wrote:

Good afternoon

I met the customer at 12:00 pm and I approved that pepco does not any facilities of the right way. If you have any question please let me know.

Thanks

From: Ferede, Tewodros Y:(PEPCO)
Sent: Tuesday, September 14, 2021 10:01 AM
To: Damon Orobona <damon@novaventuresdev.com>
Cc: Mehta, Chaitali T:(PEPCO) <cmehta@pepco.com>; Al Khatib, Amir:(PEPCO) <Amir.ALKhatib@exeloncorp.com>; Smith, Marcus L:(PHI) <Marcus.Smith3@exeloncorp.com>
Subject: RE: [EXTERNAL]Re: [EXTERNAL] AB 777 - Sleaford Road

Good Morning

I will meet you on site today at 11:45 since you are meeting the county tomorrow.

Thanks

Teddy Ferede | Supvr. Designers

Pepco | Distribution Engineering - MD

201 W. Gude Dr | Rockville, MD 20850

O: 301-548-4335 | F: 301-670-8718

tewodros.ferede@delmarva.com

From: Damon Orobona <damon@novaventuresdev.com>

Sent: Monday, September 13, 2021 7:19 PM

To: Ferede, Tewodros Y:(PEPCO) <tewodros.ferede@delmarva.com>

Cc: Mehta, Chaitali T:(PEPCO) <cmehta@pepco.com>; Al Khatib, Amir:(PEPCO)

<Amir.ALKhatib@exeloncorp.com>; Smith, Marcus L:(PHI) <Marcus.Smith3@exeloncorp.com>

Subject: [EXTERNAL]Re: [EXTERNAL] AB 777 - Sleaford Road

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Hi Teddy,

Thank you again for your time this afternoon. As discussed on the phone, the proposed partial abandonment of Sleaford Drive should result in a more beneficial situation for Pepco than the current conditions since we will be platting the requested abandoned land as part of the 4201 East West Highway lot and will simultaneously grant an easement to Pepco for the overhead utility lines during that process. In other words, the process of platting will record a permanent and perpetual easement for the overhead electrical lines to Pepco so that any future construction or improvements in this area must stay free and clear of this future Pepco easement.

This process will not require any quitclaim deed or other transfer of land from Pepco's real estate department. Through an abandonment process, the County would relinquish its ownership of the requested area of land (i.e., the home's driveway and backyard) at the recordation of a record plat at the applicant's expense. Our civil engineers will prepare the plat and, as part of this process, record a 20-foot wide easement to Pepco for the overhead utility lines, ensuring that no above-ground improvements would be located within that easement area in the future. As I'm sure you are aware, this section of Bethesda / Chevy Chase continues to grow and redevelop, so without a recorded easement there will likely be continuous pressure on this area of land. A recorded easement would give Pepco the certainty that these overhead lines are properly established despite any future growth in the area.

I'm happy to discuss any additional questions that you may have. Let's plan to touch base again tomorrow after your review.

Thanks again.

Damon



Damon Orobona

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On Sep 13, 2021, at 4:48 PM, Mehta, Chaitali T:(PEPCO) <cmehta@pepco.com> wrote:

Hi Damon,

My supervisor will reach out to you to discuss the situation. Thanks

-Chaitali

From: Mehta, Chaitali T:(PEPCO)

Sent: Friday, September 10, 2021 3:44 PM

To: Ferede, Tewodros Y:(PEPCO) <tewodros.ferede@delmarva.com>; Al Khatib, Amir:(PEPCO) <Amir.ALKhatib@exeloncorp.com>

Cc: Damon Orobona <damon@novaventuresdev.com>; Smith, Marcus L:(PHI) <Marcus.Smith3@exeloncorp.com>

Subject: FW: [EXTERNAL]Re: [EXTERNAL] AB 777 - Sleaford Road

Teddy, Amir

Please make sure you arrange a site visit for this property (address: 4201 E-W Highway, Chevy Chase)

We need two things:

1. Inspect the property on page 2 of the attached memo. We need to ensure that there will not be any future grid expansion needed for the development of the area
2. Find out the feeder from the vicinity pole to understand what type of OH lines there are to understand the ZOP.

Thank you,

Chaitali Mehta, P.E. | Mgr. New Business, Rockville Service Territory

PEPCO | O: 202-428-2644, M: 571-351-0750

<image001.jpg>

[Pepco Holding Company](#)

From: Damon Orobona <damon@novaventuresdev.com>

Sent: Friday, September 10, 2021 2:58 PM

To: Mehta, Chaitali T:(PEPCO) <cmehta@pepco.com>

Subject: [EXTERNAL]Re: [EXTERNAL] AB 777 - Sleaford Road

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Chaitali, if you haven't seen it yet, I'm also forwarding Planning Staff's recommendation on the abandonment request. You will notice that in one of the recommended conditions of approval Planning Staff recommends that we provide an easement to accommodate the

overhead electrical lines. There are exhibits and pictures in this report that are helpful.

Looking forward to discussing with you later today.

Damon

<image002.jpg>	Damon Orobona Partner (301) 312 6497 office (770) 714 6569 cell damon@novaventuresdev.com www.novaventuresdev.com 7220 Chestnut St., Chevy Chase, MD 20815 <image003.jpg> <image003.jpg>
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On Sep 10, 2021, at 1:30 PM, Damon Orobona
<damon@novaventuresdev.com> wrote:

Hi Chaitali,

I just tried the telephone numbers listed in your signature block (I left a voicemail on your office line). Let me know if you have availability to speak this afternoon? I'm wide open so anytime that works for you. Otherwise, let's plan to catch up on Monday. Our hearing is scheduled for Wednesday, so the earlier the better.

Thanks and looking forward to speaking.

Damon

<image002.jpg>	Damon Orobona Partner (301) 312 6497 office (770) 714 6569 cell damon@novaventuresdev.com www.novaventuresdev.com 7220 Chestnut St., Chevy Chase, MD 20815 <image003.jpg> <image003.jpg>
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On Sep 10, 2021, at 1:04 PM, Mehta, Chaitali T:(PEPCO)
<cmehta@pepco.com> wrote:

Good afternoon Damon,

I am available for a short call to discuss the job. So please go ahead and arrange the meeting.

Thank you,
Chaitali Mehta, P.E. | Mgr. New Business, Rockville Service

Territory
PEPCO | O: 202-428-2644, M: 571-351-0750
<image001.jpg>
Pepco Holding Company

From: Damon Orobona <damon@novaventuresdev.com>
Sent: Thursday, September 9, 2021 9:11 AM
To: Mehta, Chaitali T:(PEPCO) <cmehta@pepco.com>; Ferede, Tewodros Y:(PEPCO) <tewodros.ferede@delmarva.com>
Cc: Greene, Crystal:(PEPCO) <CGreene@pepco.com>; Smith, Marcus L:(PHI) <Marcus.Smith3@exeloncorp.com>; Eric Willis <Eric.Willis@montgomerycountymd.gov>
Subject: [EXTERNAL] Re: AB 777 - Sleaford Road

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Good morning Chaitali and Tewodros,

Marcus Smith passed your contact information along to me. I'm reaching out this morning in regard to a right-of-way abandonment request that we have filed (AB 777; Sleaford Road).

The area requested for abandonment is a small area of land that has been functionally part of the home located at 4201 East West Highway and has been maintained by the homeowner for many years. This area of land includes the entirety of the home's existing driveway and a significant portion of the home's backyard area.

If possible, I would really appreciate an opportunity to discuss the abandonment request with you in more detail, as I think there has been some confusion around the request (we are not requesting that the entire Sleaford right-of-way be abandoned, just a small portion, and there will be no interference with any of MTA's Purple Line planning or construction activities). Other reviewing agencies have misunderstood the request, and after discussing the situation with us, have been supportive. We are willing to provide any easements if necessary.

Please let me know if you are available by phone today to discuss?

Damon

<image002.jpg>

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www.novaventuresdev.com | 7220 Chestnut St., Chevy Chase, MD 20815

<image003.jpg>

<image003.jpg>

On Sep 8, 2021, at 5:24 PM, Smith, Marcus L:(PHI)
<Marcus.Smith3@exeloncorp.com> wrote:

Absolutely.

Sorry we couldn't get more feedback sooner but once they provide an answer, Crystal will be able to assist with the quit claim deed process if they feel that we can abandon.

You'll want to reach out to Chaitali Mehta
cmehta@pepco.com and Tewodros Ferede
tewodros.ferede@delmarva.com

Marcus Smith | Manager – Real Estate & 3rd Party Attachments

Exelon (PHI) | Real Estate & Facilities

Mailstop EP4223

701 9th Street NW | Washington, DC 20068

c: 443.518.0328 or 571.326.4892

Marcus.Smith3@exeloncorp.com | exeloncorp.com

<image001.png>

From: Damon Orobona

<damon@novaventuresdev.com>

Sent: Wednesday, September 8, 2021 5:07 PM

To: Smith, Marcus L:(PHI)

<Marcus.Smith3@exeloncorp.com>

Cc: Greene, Crystal:(PEPCO) <CGreene@pepco.com>;

Eric Willis <Eric.Willis@montgomerycountymd.gov>

Subject: Re: AB 777 - Sleaford Road

Hi Marcus,

Thanks for the quick follow up. Please pass along to your engineering department that we are happy to provide an easement for the overhead utility lines and we are not planning any improvements within that area. In fact, the house that is located on the 4201 East West Highway property is currently being leased and will likely be for the foreseeable future - meaning that nothing on the ground will be changing anytime soon. While we are also looking at a possible 3-lot redevelopment of the property in the future, any newly developed homes would be designed to be outside of the overhead line clearance/easement area.

I believe that the other agencies are supportive of our abandonment request as long as we provide any necessary easements, but Mr. Willis can weigh in on that after he receives all comments.

I'm happy to discuss further or provide any additional

information that you or your engineering department may need when appropriate. If there is someone in engineering that I should contact instead, please let me know. Thanks!

Damon

<image002.jpg>	Damon Orobona Partner (301) 312 6497 office (770) 714 6569 cell damon@novaventuresdev.com www.novaventuresdev.com 7220 Chestnut St., Chevy Chase, MD 20815
	<image003.jpg> <image003.jpg>

On Sep 8, 2021, at 3:17 PM, Smith, Marcus L:(PHI)
<Marcus.Smith3@exeloncorp.com>
wrote:

Good afternoon Damon.

Just wanted to follow back up with you on this. It's not Real Estate's call, whether or not we allow the abandonment. We take the lead/feedback from engineering in order to make the determination. I have seen some other groups provide their input, however, we have yet to hear from engineering.

Marcus Smith | Manager – Real Estate & 3rd Party Attachments
Exelon (PHI) | Real Estate & Facilities
Mailstop EP4223
701 9th Street NW | Washington, DC 20068
c: 443.518.0328 or 571.326.4892
Marcus.Smith3@exeloncorp.com | exeloncorp.com

<image001.png>

From: Damon Orobona
<damon@novaventuresdev.com>
Sent: Wednesday, September 8, 2021 11:20 AM
To: Smith, Marcus L:(PHI)
<Marcus.Smith3@exeloncorp.com>;
Greene, Crystal:(PEPCO)

<CGreene@pepco.com>

Cc: Eric Willis

<Eric.Willis@montgomerycountymd.gov

>

Subject: Re: AB 777 - Sleaford Road

Importance: High

Hi Marcus,

Are you or Crystal available for a quick call today or tomorrow to discuss the partial abandonment request? I just want to ensure that Pepco fully understands our abandonment request. We've had similar conversations with other reviewing agencies and it has proved helpful for understanding the history of the property and the request.

Thanks and looking forward to talking soon.

Damon

<image002.jpg>

Damon Orobona

Partner

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<image003.jpg>

<image003.jpg>

On Sep 8, 2021, at 10:39 AM, Smith, Marcus L:(PHI) <Marcus.Smith3@exeloncorp.com> wrote:

Good morning Eric.

Thanks for following up. We have made a few requests from engineering. They would have to provide the feedback necessary from a Pepco standpoint to determine whether or not the abandonment is okay. I have reached out again and hope to get something

back today.

**Marcus Smith | Manager –
Real Estate & 3rd Party
Attachments**

Exelon (PHI) | Real Estate
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701 9th Street NW |

Washington, DC 20068

c: 443.518.0328 or

571.326.4892

Marcus.Smith3@exeloncorp.com | exeloncorp.com

<image001.png>

From: Willis, Eric

<Eric.Willis@montgomerycountymd.gov>

Sent: Wednesday,
September 8, 2021 10:31
AM

To: Smith, Marcus L:(PHI)
<Marcus.Smith3@exeloncorp.com>

Cc: Greene, Crystal:
(PEPCO)
<CGreene@pepco.com>;

Damon Orobona
<damon@novaventuresdev.com>

Subject: Re: AB 777 -
Sleaford Road

Marcus, Crystal,

I have not received any response from Pepco regarding the request to abandon a portion of Sleaford Road in Chevy Chase (see below email). The public hearing is scheduled for next Wednesday (9/15). If Pepco has any comments on the abandonment request, please send them to me ASAP.

I have cc:'d the applicant (Mr. Damon Orobona) on this email, so if you need additional information from him, you may contact him directly.

Thanks,
Eric

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

From: Smith, Marcus L:
(PHI)
<Marcus.Smith3@exeloncorp.com>
Sent: Friday, July 9, 2021
3:57 PM
To: Willis, Eric
<Eric.Willis@montgomerycountymd.gov>; Torma, Rebecca <Rebecca.Torma-Kim@montgomerycountymd.gov>; Terry, Mark <Mark.Terry@montgomerycountymd.gov>; Panjshiri, Atiq <Atiq.Panjshiri@montgomerycountymd.gov>; Erme, Marc <Marc.Erme@montgomerycountymd.gov>; LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>; Greene, Crystal:(PEPCO) <CGreene@pepco.com>; Stanbury-Woolery, Caville

<Caville.Stanbury-
Woolery@wsscwater.com>
; Washington Gas Light
<Slincoln@washgas.com>;
kolyan.l.marcus@verizon.com
<kolyan.l.marcus@verizon.com>;
bhorn@rkk.com>;
<bhorn@rkk.com>; Steven
Kolarz
<steven.kolarz@purpleline.md.com>;
kevin.oberheim@purplelineemd.com<kevin.oberheim@purplelineemd.com>

Cc: Salazar, Victor
<Victor.Salazar@montgomerycountymd.gov>

Subject: RE: AB 777 -
Sleaford Road

[EXTERNAL EMAIL]

Good afternoon.

Thank you for the information Eric. Crystal Greene cgreene@pepco.com, one of our Right of Way reps, will be working with Engineering and others to assist in this abandonment process.

**Marcus Smith | Manager –
Real Estate & 3rd Party
Attachments**
Exelon (PHI) | Real Estate
& Facilities
Mailstop EP4223
701 9th Street NW |
Washington, DC 20068
c: 443.518.0328 or
571.326.4892
Marcus.Smith3@exeloncorp.com | exeloncorp.com

<image001.png>

From: Willis, Eric
<Eric.Willis@montgomerycountymd.gov>
Sent: Friday, July 9, 2021
3:24 PM
To: Torma, Rebecca

<Rebecca.Torma-Kim@montgomerycountymd.gov>; Terry, Mark
<Mark.Terry@montgomerycountymd.gov>; Panjshiri,
Atiq
<Atiq.Panjshiri@montgomerycountymd.gov>; Erme,
Marc
<Marc.Erme@montgomerycountymd.gov>; LaBaw,
Marie
<Marie.LaBaw@montgomerycountymd.gov>;
Mencarini, Katherine
<katherine.mencarini@montgomeryplanning.org>;
Greene, Crystal:(PEPCO)
<CGreene@pepco.com>;
Stanbury-Woolery, Caville
<Caville.Stanbury-Woolery@wsscwater.com>
; Washington Gas Light
<Slincoln@washgas.com>;
kolyan.l.marcus@verizon.com;
bhorn@rkk.com;
Steven Kolarz
<steven.kolarz@purpleline.md.com>;
kevin.oberheim@purpleline.md.com
Cc: Salazar, Victor
<Victor.Salazar@montgomerycountymd.gov>; Smith,
Marcus L:(PHI)
<Marcus.Smith3@exeloncorp.com>
Subject: [EXTERNAL] AB
777 - Sleaford Road

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All,

Please be advised that the Montgomery County Department of Transportation has received a request from Nova Ventures, LLC to

abandon an 8,244 Square foot portion of the Sleaford Road Right of Way located between the Georgetown Branch trail/ future Purple Line and East West Highway in Chevy Chase. Within this section of the Sleaford Road right of way, the Maryland Transit Administration is planning to build a pedestrian connection from East West Highway and the future Purple Line as part of its Purple Line project. The area being sought for abandonment is located along the western limits of the MTA's planned pedestrian connection and the eastern property line of the property located at 4201 East West Highway.

The applicant's letter to the DOT Director requesting the subject abandonment is attached hereto.

Please review and submit any comments you may have concerning the subject abandonment request to me (contact information below) by **September 9, 2021**.

A virtual public hearing on the request is being scheduled for September 15, 2021 at 2:00 p.m.

Thank you. Please feel free to contact me with any questions.

Eric Willis
Chief, Property
Acquisition Section
Montgomery County
Department of

Transportation
100 Edison Park Drive,
4th Floor
Gaithersburg, MD
20878
240-777-7255