Summary of Comments and Staff Responses SCA 2011-00099: Woodland Road Alley Abandonment		
Gustavo Alonso **210 Woodland Rd** **(Applicant)**	1) The applicant is in favor of full abandonment of the right-of-way between Woodland Road and Ashley Manor Drive. 2) If abandoned, the applicant Intends to erect a fence on his portion of the abandoned right-of-way to improve the safety and privacy of his property. Mr. Alonso's sister owns the adjacent property at 208 Woodland Rd and intends to do the same.	2) If the abandonment is approved, as requested, staff confirmed that the resident would be able to build a fence on his portion of the abandoned right-of-way.
Benjamin Creitz **208 Woodland Rd** **(Abutting Property Owner)**	1) This resident is in favor of full abandonment of the right-of-way between Woodland Road and Ashley Manor Drive.	
Thomas Warmack **220 N. Grandin Ave** **(Abutting Property Owner)**	1) While initially opposed to the application for abandonment, Mr. Warmack submitted written comments during the second public comment period which stated that he is in favor of the full abandonment from Woodland Road to Ashley Manor Drive.	
Tho Van Nguyen **222 N. Grandin Ave** **(Abutting Property Owner)**	1) While initially opposed to the application for abandonment, Mr. Nguyen submitted written comments during the second public comment period which stated that he is in favor of the full abandonment from Woodland Road to Ashley Manor Drive.	
Brian Hinds **209 Ashley Manor Dr** **(Abutting Property Owner)**	1) Mr. Hinds submitted written comments stating that he is in favor of the proposed right-of-way abandonment.	

Brian Hinds **209 Ashley Manor Dr** **(Abutting Property Owner)**		2) Mr. Hinds stated that, if the right-of-way is abandoned, he intends to relocate his fence to the centerline of the abandoned right-of-way at some future date. 3) Mr. Hinds requested that, if abandoned, City staff place a permanent marker (property corner) to identify the division of the abandoned right-of-way.	2) Staff confirmed that the property owner of 209 Ashley Manor Drive, Mr. Hinds, could move the fence to the centerline of the abandoned right-of-way. 3) Installation of property corners must be completed by a licensed surveyor and is not required for property delineation. City staff will not install new property corners to delineate the new property lines.
Eric Raynor, President **East Rockville Civic Assoc.**		Staff received a letter reporting unanimous opposition to the abandonment by those present at the September recent meeting. 1) Ashley Manor Drive dead-ends at the northern terminus of this alley, and [ERCA] thinks it's important to maintain the right-of-way for future use [as] an additional egress to this dead end. 2) Despite the slowdown in the economy, East Rockville continues to be a place of active re-development of existing residential lots and new construction in previously undeveloped or newly subdivided lots, and there have been recent instances where this redevelopment has spawned the creation of new vehicular garages being constructed to access previously unused or unimproved alley rights-of-way, so [ERCA] thinks it's unwise to eliminate these types of possible redevelopment uses along ANY alley in East Rockville.	1) In its existing condition, Ashley Manor Drive is accessed by Virginia Avenue and dead-ends prior to N. Grandin Avenue. The right-of-way necessary to connect Ashley Manor Drive, as a through-street, to N. Grandin Avenue has been maintained and could be improved to provide future egress from the dead-end, if necessary. 2) Each of the five adjacent properties is improved and has direct access onto an improved public street. Only 208 and 210 have adequate lot size to subdivide and, in order to do so, residential structures on both lots would need to be removed.

Eric Raynor, President East Rockville Civic Assoc. (Continued)		3) In its present, unimproved state, the alley serves as an ecological buffer between adjacent properties and serves as a de-facto additional open space, and as redevelopment and new development pressures continue in East Rockville, we are keenly aware of the need to preserve as much open space for as long as we can. 4) [ERCA is] not aware of any criminal activity or reports of loitering in this current right-of-way that might prompt a closure for any public safety reasons.	3) Abandonment of this way would give abutting property owners authority to plant vegetation in the subject right-of-way and maintain the area in its current state as an ecological buffer. 4) The City Police Department has recorded several instances of damaged property, suspicious activity, and disorderly conduct in this vicinity in the past two years. This information is not specific to the subject address. Additionally, City Parks Maintenance staff reported being contacted by the homeowner to remove alcohol containers and other litter from the subject area.