

APPLICATION NO: 2005-014

JURISDICTION: Town of Walden
Hamilton County Dist. #2

APPLICANT: Lydle & Carmelita Brinkle

DATE OF PLANNING COMMISSION MEETING: January 10, 2005

LOCATION: Unopened 300 Block of Pine Street

REQUEST FOR:

Abandonment

PLANNING COMMISSION RECOMMENDATION
Approve subject to the following.

STAFF RECOMMENDATION:

Approve, subject to approval of Walden Engineer and all public utilities.

REASONS FOR RECOMMENDATION:

According to the applicant, a garage was built on this unopened ROW in the 1970s. According to the Hamilton County Building Dept., this address was issued a building permit for a carport in the 70s.

This unopened right-of-way varies in width but is approximately 20 feet wide. It provides an east-west connection from Wilson Avenue to Mabbitt Springs Park. It appears that a garage was built on the right-of-way about 30 years ago. The owner is selling the property and is trying to correct the discrepancy of the garage on the right-of-way rather than his property.

While this right-of-way could provide a connection to the park, it has not been developed as a connection for either vehicles or pedestrians. This includes the time since the Town retained ownership of the Mabbitt Springs Park property in 1985.

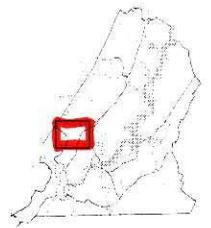
The park has frontage on Glenway Avenue near its intersection with Wilson Avenue. The park also connects to Glenway Avenue through an unopened right-of-way off Glenway Avenue. This right-of-way does appear to be used for pedestrian access to the park.

A garage currently exists on the right-of-way and, unless removed, prevents most, if not all, use of this right-of-way.

The park has both road frontage and another access point that is used for pedestrian access.

The Town of Walden has not developed this right-of-way as access to the park during the period the Town has owned the property.

The right-of-way being requested for abandonment does not appear to be used for general pedestrian access to Mabbitt Springs Park.



1 in. = 150.0 feet

WALDEN

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PC MEETING DATE: 1/10/2005

MR ABANDON STREET R-O-W

