

DANIELS PARK

Preliminary Plan of Subdivision

Variances from Sections 27-442(b), (d), (e), and (i)

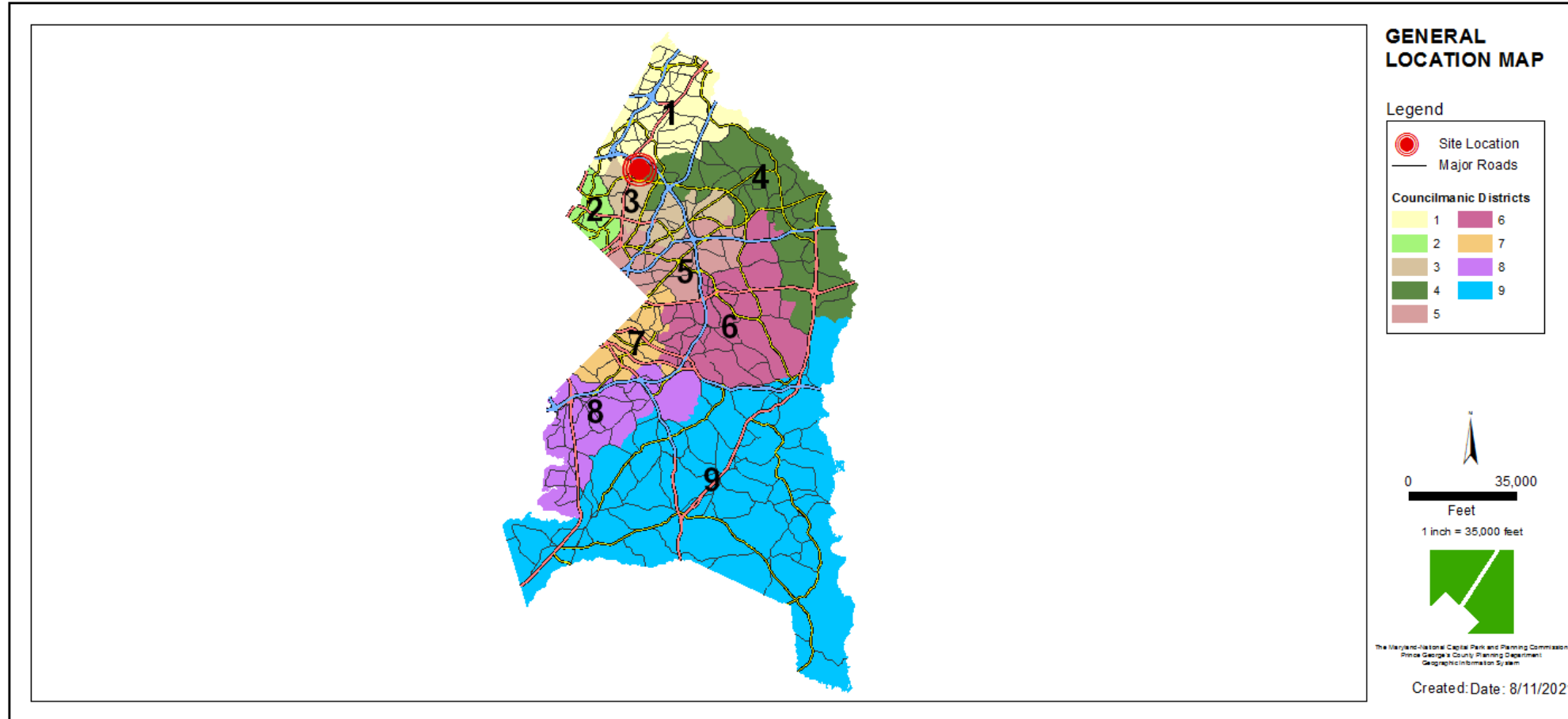
Staff Recommendation: APPROVAL with conditions; disapproval of 3 variances



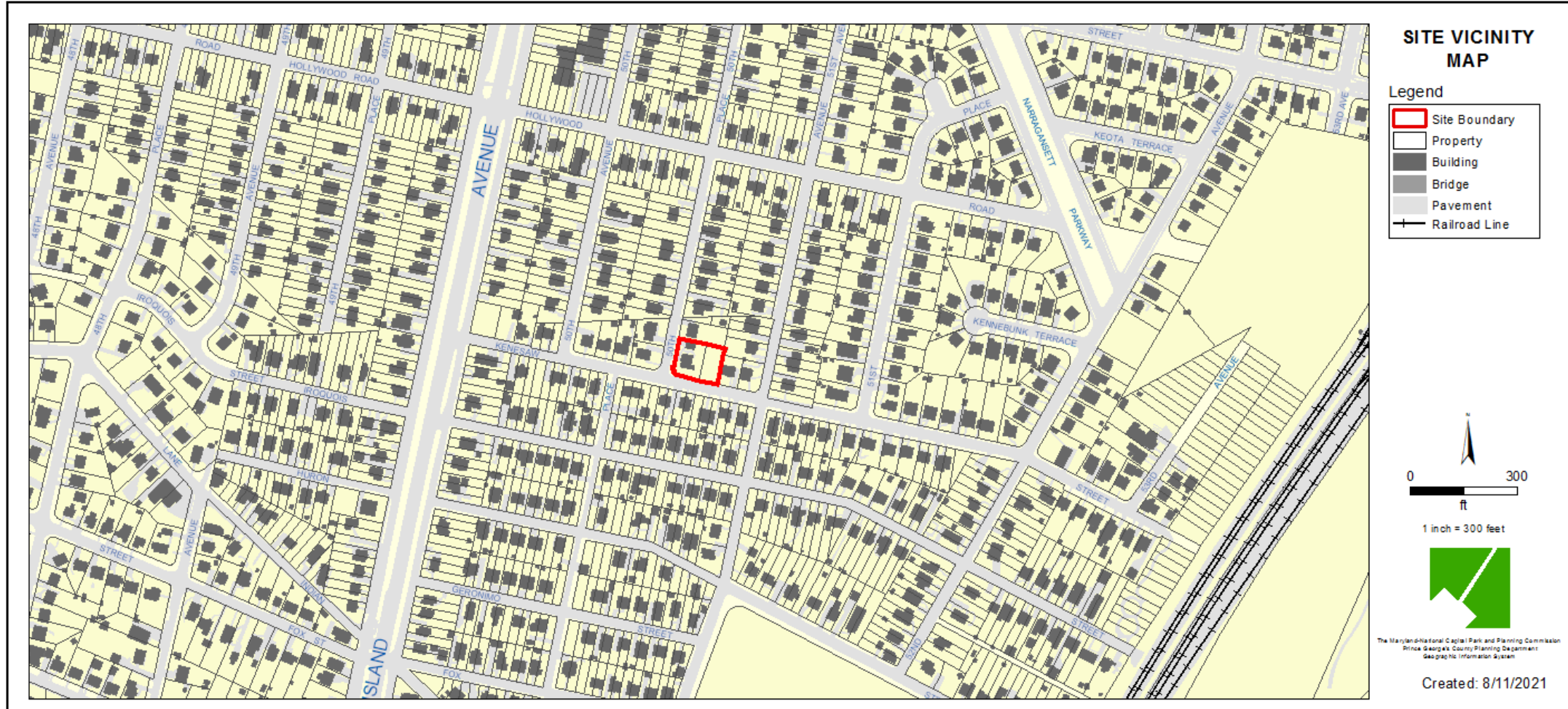
GENERAL LOCATION MAP

Council District: 01

Planning Area: 66

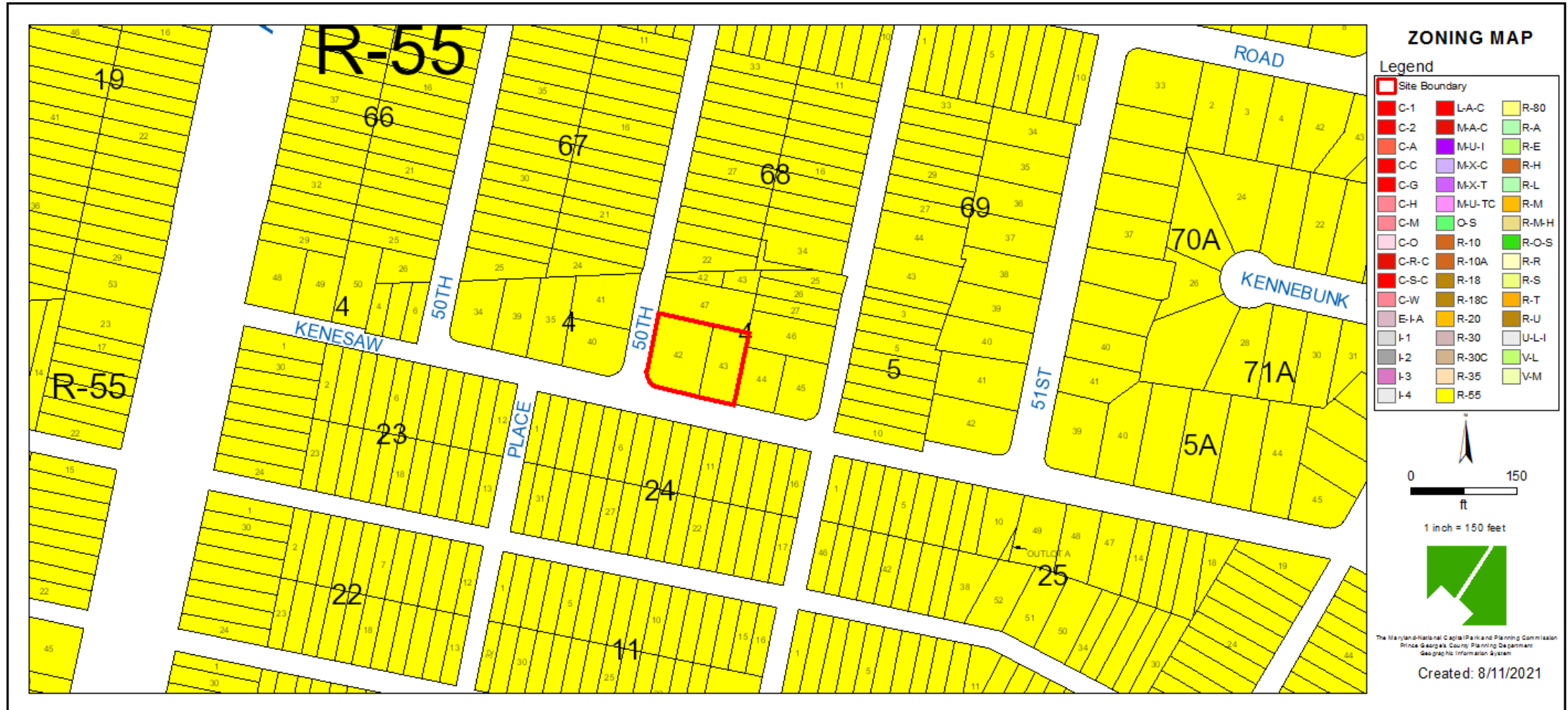


SITE VICINITY MAP



ZONING MAP

Property Zone: X-#



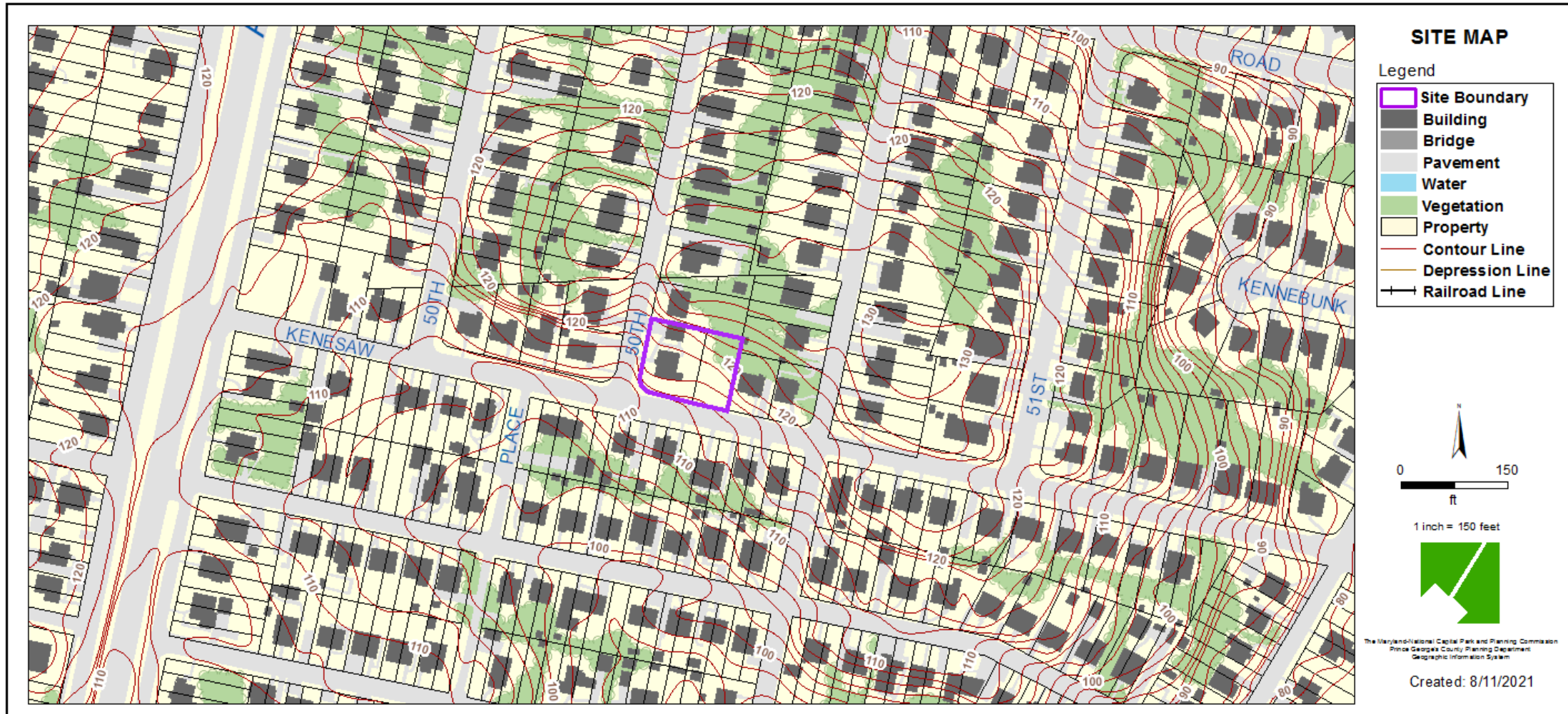
AERIAL MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



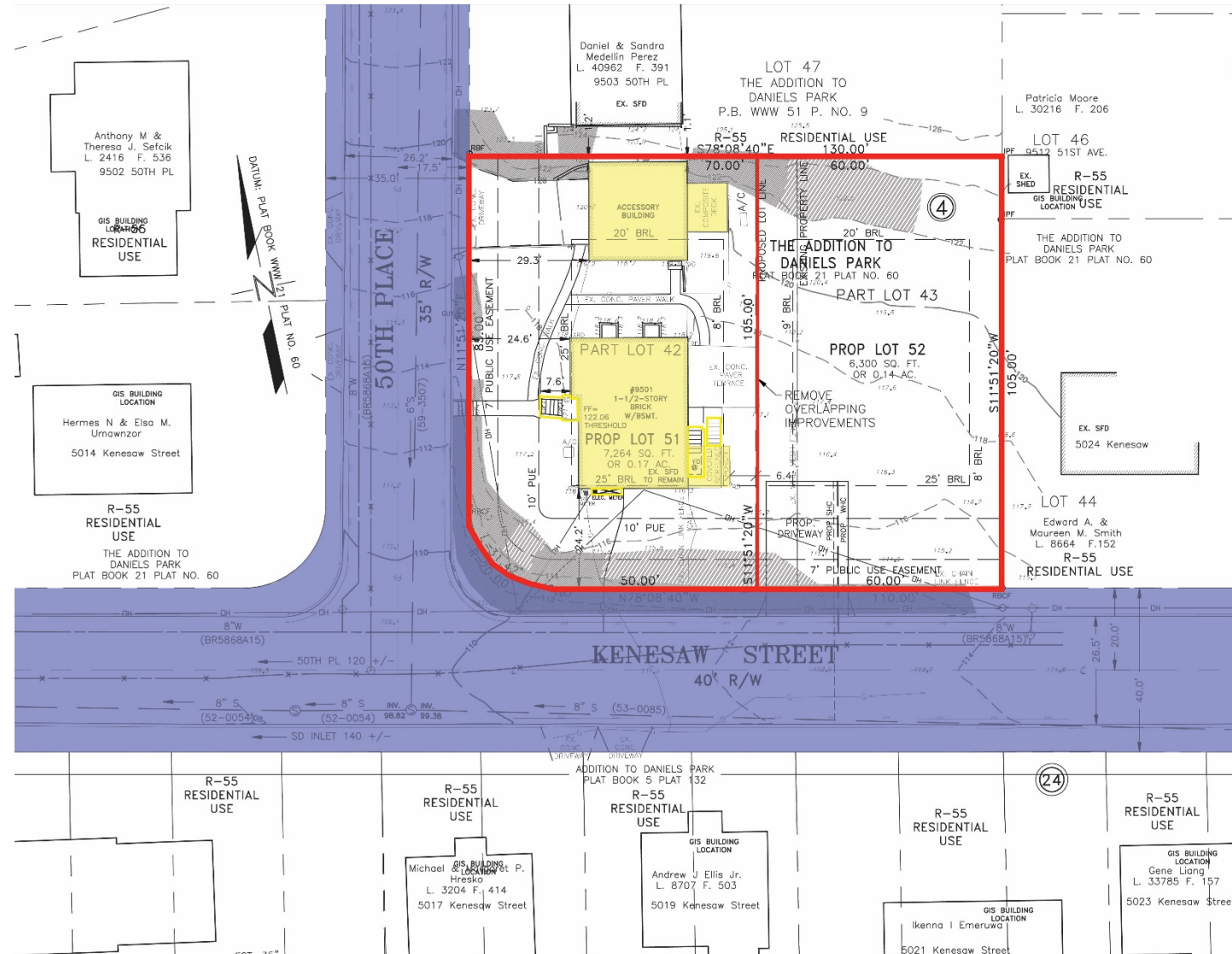
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

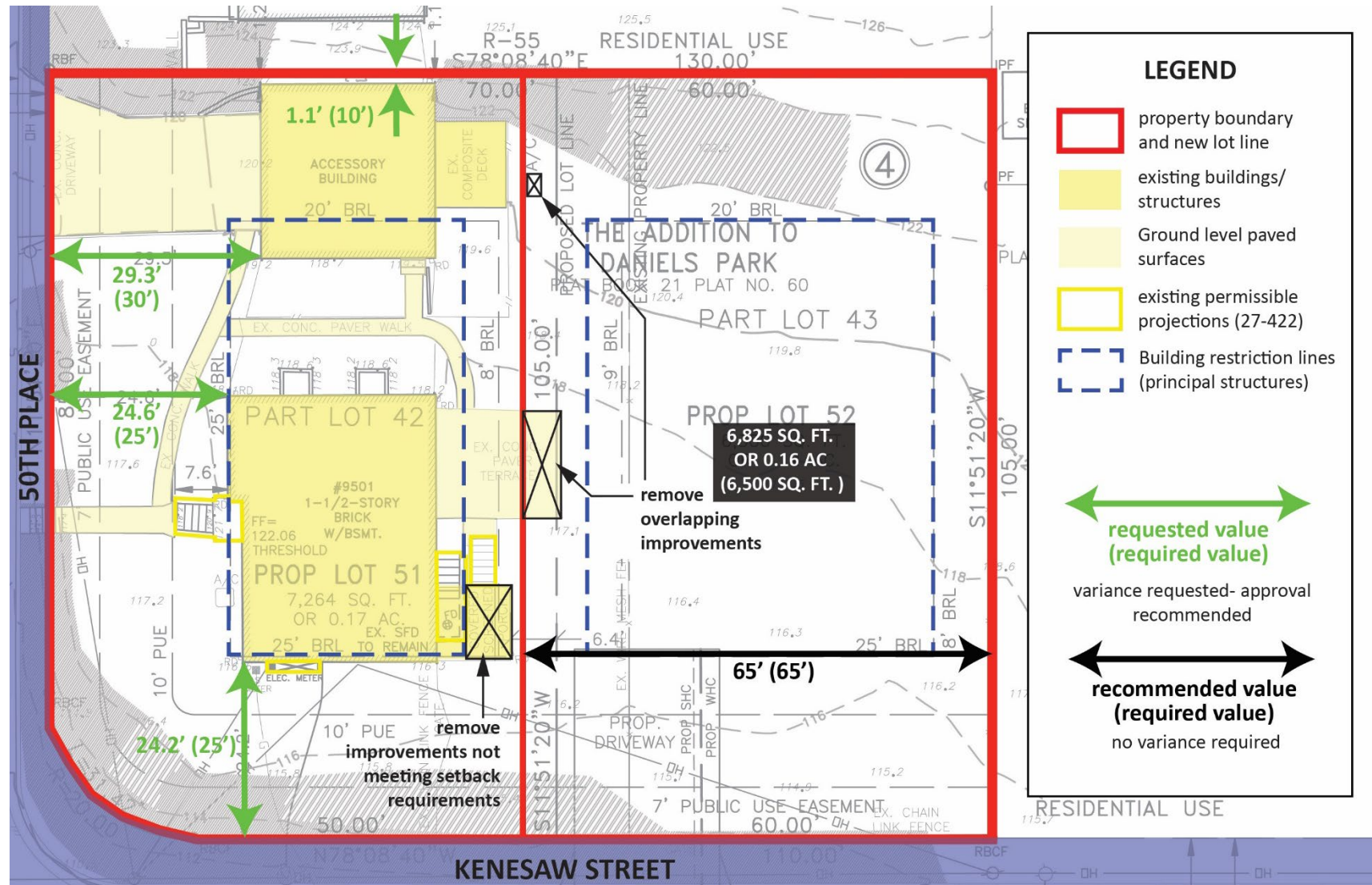


PRELIMINARY PLAN OF SUBDIVISION



[illegible]

STAFF RECOMMENDED VARIANCES



STAFF RECOMMENDATION

APPROVAL with conditions

- Approval of variances from 27-442(i) and 27-442(e), for existing site conditions
- Disapproval of variances from 27-442(b), 27-442(d), and 27-442(e), for new site conditions

Major Issues:

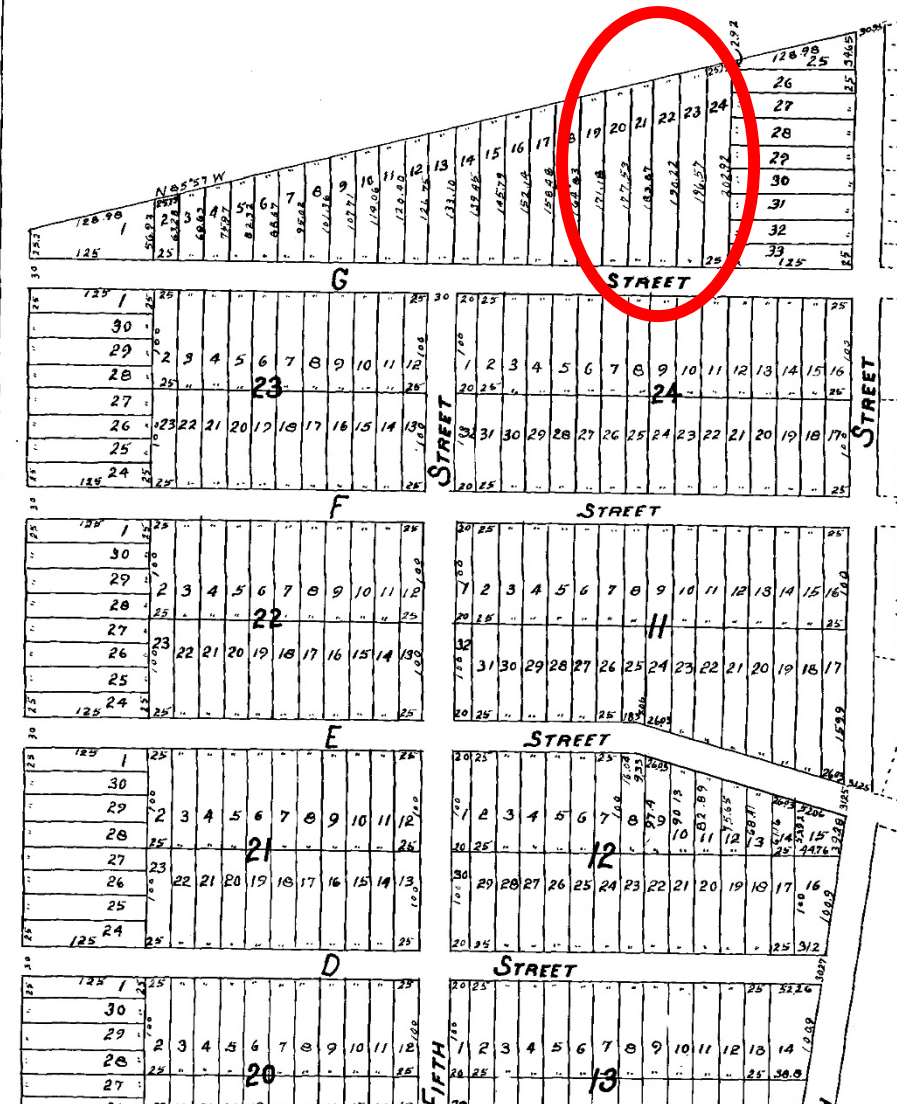
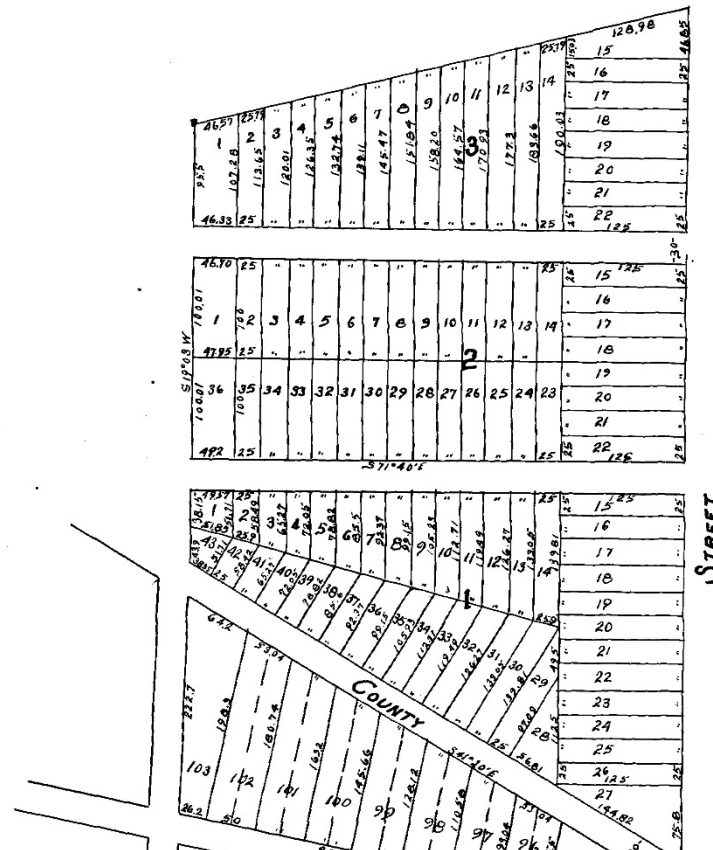
- Preliminary Plan of Subdivision will have to be revised in accordance with any variances not granted.

Applicant Community Engagement:

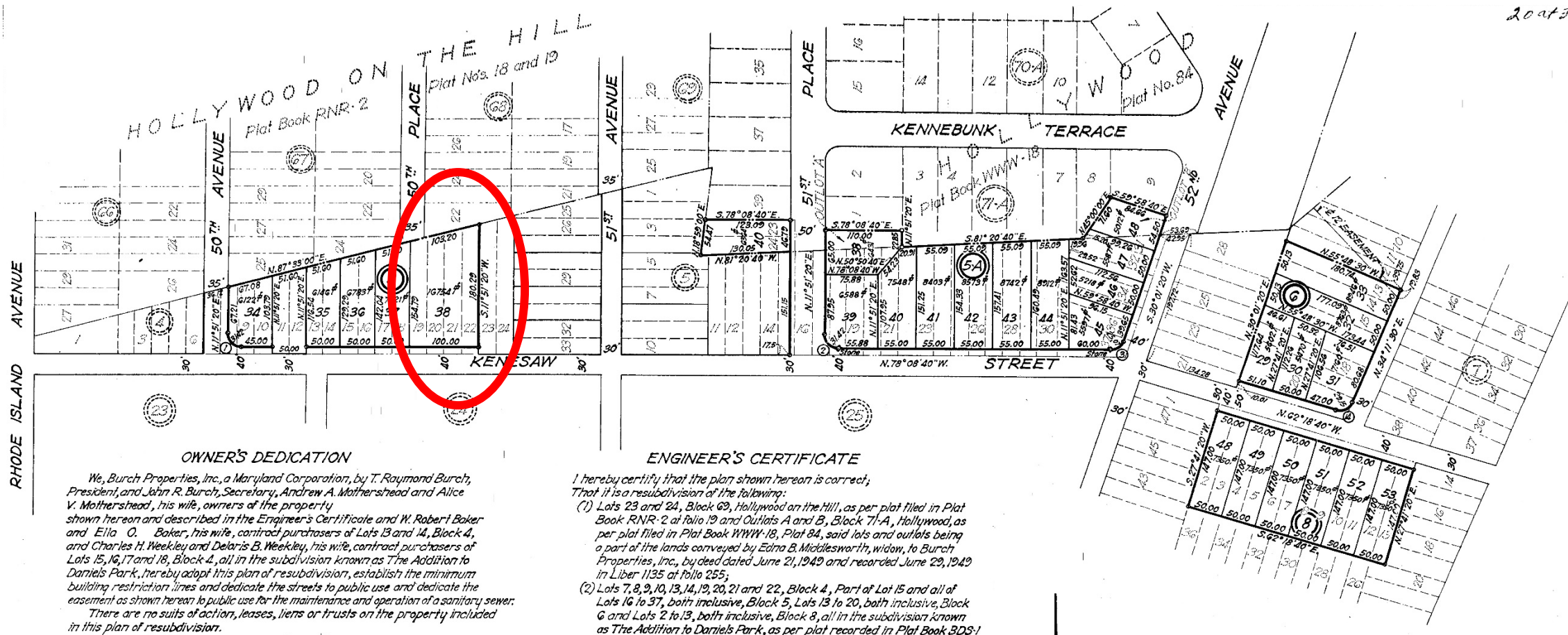
- Informational Mailing: 07/21/2021
- Acceptance Mailing: 8/23/2021

1906 PLAT

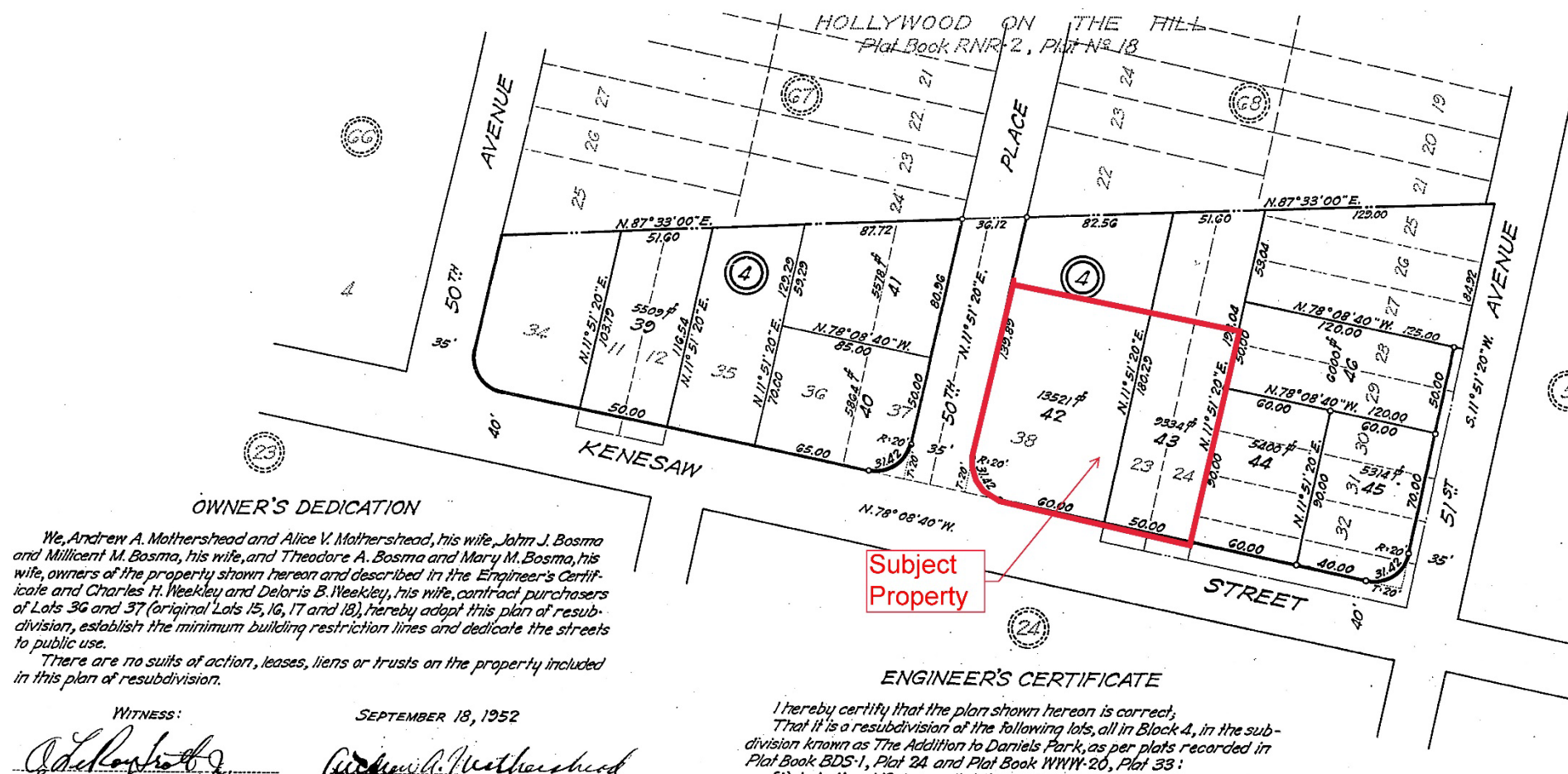
THE ADDITION TO DANIELS' PARK PRINCE GEORGES' COUNTY, MARYLAND NOVEMBER 1906.



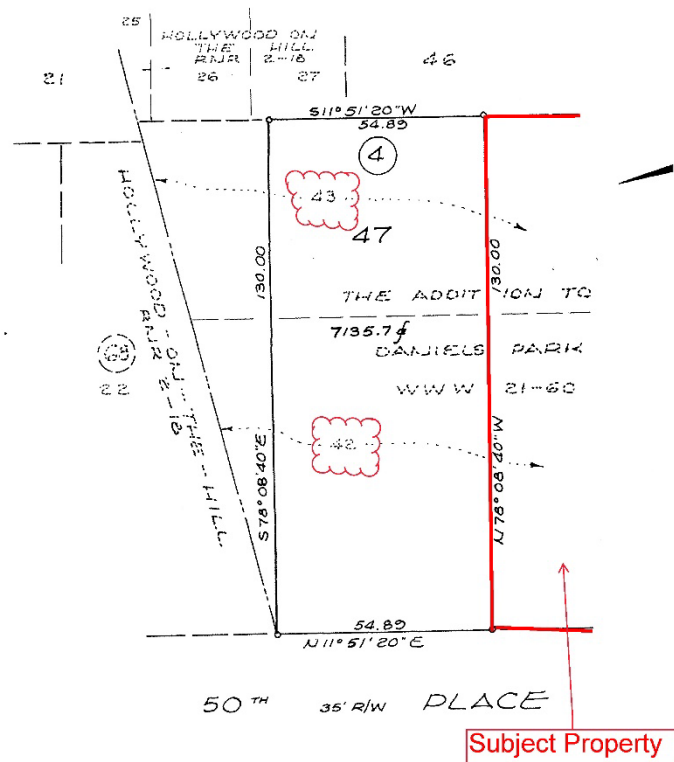
JANUARY 1952 PLAT



OCTOBER 1952 PLAT



1964 PLAT



ENGINEER'S CERTIFICATE

I hereby certify that the plan shown hereon is correct; that it is a subdivision of all of the lands conveyed by Andrew A. Mothershead, and Juliette L. Mothershead, his wife, to Hendricks Brothers Inc., a Maryland Corporation, by deed recorded February 10, 1964, in Liber 2036 at Folio 263 among the land records of Prince Georges County, Maryland.

Also being part of lots 42 and 43, block 4, The Addition to Daniels Park, as recorded in plat book WWW 21 at folio 60 among the aforesaid land records.

The total area of land included in this plan of subdivision is 7135.7 square feet.

Iron pipes designated thus —o— are in place where shown.

March 9, 1964

Clinton G. Light, Jr.
CLINTON G. LIGHT, JR.
P.E. & L.S. MD. # 715

OWNER'S DEDICATION

We, Hendricks Brothers Inc., a Maryland Corporation, by Joseph E. Hendricks, President, and William E. Hendricks, Secretary, owners of the property shown hereon and described in the Engineer's Certificate, hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets to public use.

There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision.

March 9, 1964

HENDRICKS BROTHERS INC.

Joseph E. Hendricks
JOSEPH E. HENDRICKS, President

William E. Hendricks
WILLIAM E. HENDRICKS, Secretary

LOT 47
BLOCK 4
THE ADDITION TO
DANIELS PARK
BERWYN DISTRICT
PRINCE GEORGES COUNTY