

R E S O L U T I O N

WHEREAS, on July 29, 2019, a petition was filed by QM Portfolio Owner LLC, 2012 Lane Quincy LLC, and Friedman Quincy, LLC for the vacation of Plats 1 through 9 of the Quincy Manor subdivision, such petition, accompanying plat and plat of computation being attached to this Resolution to be considered a part of the Resolution; and

WHEREAS, on or about June 5, 2012, said plats containing 404 lots and 7 parcels were recorded for a subdivision known as Quincy Manor, all situated in the 2nd Election District in Prince George's County; and

WHEREAS, the Quincy Manor Subdivision appears on plats recorded in Plat Book MMB 236 at Plats 14 through 22, all among the Land Records of Prince George's County, Maryland; and

WHEREAS, upon consideration of the Petition for Vacation filed herein pursuant to Section 24-112 of the Subdivision Regulations, Prince George's County Code, and it appearing that the petitioners are the owners of all land to be vacated; and

WHEREAS, the aforesaid application, also known as Vacation Petition V-18007, was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on September 26, 2019, for its review and action in accordance with the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County; and

WHEREAS, signs have been posted on the premises for at least thirty (30) days prior to the date of this action; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the Petition; and

WHEREAS, on September 26, 2019, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Subdivision Regulations, Prince George's County Code, it is hereby directed by the Prince George's County Planning Board that the lots and parcels be vacated and reconverted into undivided tracts, parcels of land, or acreage.

BE IT FURTHER RESOLVED, that a copy of this Resolution be directed to the Clerk of the Court, Prince George's County, Maryland to note upon the subject plats the fact of this vacation and that the findings and reasons for the decision of the Planning Board are as follows:

1. Pursuant to Section 24-112(e)(1), of the Subdivision Regulations, the Washington Suburban Sanitary Commission (WSSC) reviewed the vacation petition request. WSSC maintains an existing 8-inch sanitary sewer main within one of the proposed vacation areas. WSSC provides that it has no objection to the proposed abandonment if the interests of WSSC are adequately protected. The plans provided by the applicant show an existing easement over the area of the sewer main, which is not proposed to be abandoned with this application and will continue to be reflected on the minor final plat, which incorporates the vacated area.
2. Pursuant to Section 24-112(e)(1), the Prince George's County Department of Public Works and Transportation and the City of Hyattsville were notified in writing of this petition and have not provided any objection to the request. It is noted that no public rights-of-way are proposed to be vacated with this application.
3. Pursuant to Section 24-112(e)(2), the public utilities have been notified in writing of this petition.
4. No referral agency or department recommended disapproval of the petition.
5. Pursuant to Section 24-112(a), the applicant provided the required notification to the owners of all land adjacent to the area to be vacated.
6. Pursuant to Section 24-112(b), the applicant posted the property for public hearing 30 days prior to the public hearing.
7. Pursuant to Section 24-112(c), a minor final plat has been submitted to incorporate the vacated area and will be recorded in the Prince George's County Land Records subsequent to approval of the vacation petition.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the Circuit Court for Prince George's County within thirty (30) days following the adoption of this Resolution.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, September 26, 2019, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 17th day of October 2019.

Elizabeth M. Hewlett  
Chairman

By Jessica Jones  
Planning Board Administrator

EMH:JJ:TWJ:gh