

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-00003
Vacation of the 10-foot-wide strip adjacent to Ardwick Ardmore Road and Lot 52 Ardwick Subdivision dedicated by Plat Book NLP 116, plat 001, Election District No. 20

OVERVIEW

The subject petition requests the vacation of a 10-foot-wide strip of land which runs parallel to the property line along Ardwick Ardmore Road. This strip of land was originally dedicated to public use for road widening by the subdivision plat entitled ■Ardwick• recorded in Plat Book NLP 116 at plat number 001 on April 15, 1983. The petitioner, Ascension Lutheran Church, owner of Lot 52, seeks to vacate said 10-foot-wide strip that has never been improved with paving or public utilities. The applicant proposes to incorporate the vacated area into the existing lot by recording a subdivision plat in accordance with Section 24-108(a)(3).

Ardwick Ardmore Road has been downgraded to a secondary residential roadway in this area and the additional right-of-way width is no longer needed for highway purposes.

SETTING

The property, zoned R-55, is improved with a church. The majority of the surrounding area is characterized by residential apartments and single-family homes, and a shopping center on the west side.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. No referral agency or department recommended disapproval of the petition.
2. No objections were received from adjacent property owners.
3. Petitioners are the owners of all land abutting street proposed to be vacated.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Recordation of a subdivision plat in accordance with Section 24-108(a)(3) to incorporate vacated area into Lot 52.