

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-00004
Vacation of 10-foot-wide pedestrian path, Huntington Section of Old Bowie, behind Lots 29-34 and Lots 54-59, Block 16, dedicated by Plat Book A, Plat 133-D
Election District No. 20

OVERVIEW

The subject petition requests the vacation of a 10-foot-wide by 120 linear foot strip of land (1,200 square feet) intended for a pedestrian path. This area was originally dedicated to public use by the subdivision plat entitled, ■Huntington Section of Old Bowie,• recorded in Plat Book A, Plat 133-D. The petitioner, Episcopal Diocese of Washington, is the owner of all abutting lots.

SETTING

The property, zoned R-55, was originally platted in 1899-1900 as single-family lots with a pedestrian path at the rear of the lots. The majority of the lots in Block 16 are improved with residential dwelling units that have frontage on 7th and 8th Streets. Other lots are improved with the church and masonry building that have frontage on 8th Street and a Board of Education building that has frontage on Chestnut Avenue. There is an existing chain-link fence between the church and the residences which appears to disregard the width of the proposed path as does the Board of Education building that has been constructed over the 10-foot-wide strip of land at the east end of Block 16. There is no evidence that the path has ever been improved or used by the public.

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. The City of Bowie consented to the vacation of this section of path.
4. The section of path being vacated by this petition is an interior section and does not connect to any public street. Any future vacation petitions submitted for portions of this path must be adjacent to the area vacated by this petition so as not to create sections of dedicated right-of-way that are isolated from public access.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Recordation of a final plat of subdivision in accordance with Section 24-108(a)(3) of the Subdivision Regulations to incorporate the vacated area.