

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-00007

Vacation of part of Osage Street (50-foot-wide street) adjacent to Lots 96-99, Block 12 and Lot 25, Block 1, as shown on a subdivision plat entitled Charlton Heights, recorded in Plat Book A at Plat 53, being in Election District No. 21, totaling 9,944 square feet.

OVERVIEW

The subject petition requests the vacation of part of a 50-foot-wide street originally dedicated to public use by subdivision plat recorded in the early 1900's. The petitioners, the Weygandt Family Limited Partnership and the Estate of Velma R. Weygandt, are the owners of the property abutting Osage Street. The Petitioners seek to vacate said street that has never been improved or otherwise used by the general public.

SETTING

The subject property is zoned I-1. The site is located west of 55th Avenue Relocated (by deed to Town of Berwyn Heights recorded in Liber 8129 at folio 909) and east of the Baltimore and Ohio Railroad tracks (formerly 54th Avenue) and on the north and south sides of Osage Street. The Lots 22-25, Block 1 and Lots 96-99, Block 12 are zoned I-1 west of 55th Street and are improved with industrial uses with Metrorail tracks at the rear of the properties. Part of Lots 10-12, Block 1 and Lot 95 and part of Lot 94 in Block 12 are zoned R-R as is the property on the east side of 55th Street known as Lake Artemesia Park.

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 the street area proposed to be vacated.
3. The Town of Berwyn Heights consented to this vacation petition.
4. The Maryland-National Capital Park and Planning Commission consented to this vacation petition.
5. A final plat of subdivision should be required to consolidate the vacated area and existing lots into one large parcel that will have frontage on Osage Street.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Recordation of a subdivision plat in conformance with Section 24-108 (a)(3) to incorporate vacated area and existing lots into one parcel that has frontage on Osage Street.