

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-00008
Vacation of part of Bruce Street (now known as 57th Avenue) a 25-foot- wide street between Lot 1, Block 1-4 and Lot 1, Block 1, in the subdivision known as Bryn Mawr, West Fairmount Heights, dedicated by Plat Book RNR 2, plat 5, Election District No. 18.

OVERVIEW

The subject petition requests the vacation of part of Bruce Street, 25-foot-wide for a distance of 100 linear feet between Lot 1, Block 1-4 and Lot 1, Block 1, totaling 2,500 square feet. This area was originally dedicated to public use in 1911 by a subdivision plat entitled ■Bryn Mawr, West Fairmount Heights• recorded in Plat Book RNR 2, at plat 5. The petitioners, Mr. and Mrs. Anthony Lancaster are the owners of Lot 1, Block 1, and Mr. Jeffrey S. Winters is the owner of Lot 1, Block 1-4, the abutting lots.

SETTING

The property, zoned R-55, was originally platted in 1911 as single-family lots with a 25-foot-wide street along the side of the petitioner's lots. Both adjacent lots are improved with single-family houses that have frontage on Eastern Avenue, with an alley along the rear for access to said lots. The majority of the lots in the surrounding area are improved with residential dwellings. 57th Avenue has never been improved or otherwise used by the general 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 Fairmount Heights consented to the vacation of this part of Bruce Street, now known as 57th Avenue.
4. The intent of this vacation petition is not to create a separate building lot. Any development shall be associated with the existing structure on Lot 1, Block 1, and will require the recording of a new subdivision plat in accordance with Section 24-108(a)(3) of the Subdivision Regulations, Prince George's County Code.

RECOMMENDATION

APPROVAL