

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-00001
Vacation of 20-foot-wide alley adjacent to Lots 18-20, Block 9 and Lot 10, Block 9, on a subdivision plat entitled Hynesboro Park recorded in Plat Book A at Plat 99, being in Election District No. 20.

OVERVIEW

The subject petition requests the vacation of a 20-foot-wide alley originally dedicated to public use by subdivision plat recorded in the early 1900s. The petitioners, Joann Gasch and Richard and Carolyn Woodruff, seek to vacate said alley that has never been improved or otherwise used by the general public. The Petitioners agree that the vacated area be incorporated into Joann Gasch's residential lot that is improved with a single-family dwelling.

SETTING

The subject property is zoned R-55. The site is located on the north side of Lanham Severn Road between Main Street and C Street, east of Cipriano Road. The majority of the surrounding area is characterized by residential zoning (R-R and R-55).

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. An adjacent property owner, who is a party to this petition, has no objection to allowing the vacated property to revert to the ownership of Joann Gasch.
4. Petitioners are the owners of all land abutting street area proposed to be vacated.
5. A final plat of resubdivision will be recorded to consolidate the vacated area.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Petitioner granting an easement to the Washington Gas Company for existing facilities.
2. Recordation of a subdivision plat in conformance with Section 24-108(a)(3).