

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-01004
Vacation of part of 54th Avenue, part of Osage Street adjacent to Lot 99, Block 12, and Lot 25, Block 1; part of Berwyn Road adjacent to Lot 13, Block 1, and Lot 43, Block 4; and part of Tecumeseh Street adjacent to Lot 23, Block 4, and Lot 31, Block 5; all being 50-foot-wide streets as shown on a subdivision plat entitled Charlton Heights, recorded in Plat Book A at Plat 53, being in Election District No. 21, totaling 119,195 square feet.

OVERVIEW

The subject petition requests the vacation of 50-foot-wide streets originally dedicated to public use by a subdivision plat recorded in the early 1900s. The petitioner, the Washington Metropolitan Area Transit Authority, is the owner of the property abutting 54th Avenue which is improved with the Metrorail system. The petitioners seek to vacate said street that is currently being used as the Metrorail Greenbelt route.

SETTING

The subject property is zoned I-1. The site is located on the south side of Greenbelt Road (MD 193) and west of 55th Avenue Relocated by deed to the Town of Berwyn Heights (Liber 8129 folio 909), and east of the Baltimore and Ohio Railroad tracks (formerly 54th Avenue) from the south side of Osage Street to Greenbelt Road. The property to the south and east of 55th Street is zoned R-55 and is 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. The Town of Berwyn Heights consented to this vacation.
4. The petitioner is the owner of all land abutting the street area proposed to be vacated.
5. Subject roadways were improved and used for public street purposes until closed to permit the construction of the Metrorail Greenbelt route right-of-way.
6. Pepco consented to this petition subject to the applicant granting easements for existing facilities.
7. WSSC consented to this petition subject to the applicant granting easements for existing facilities.

8. Washington Gas consented to this petition subject to the applicant granting easements for existing facilities.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Granting of easements to Pepco, WSSC and Washington Gas for existing facilities located on this site.