



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Vacation Petition

V-03006

Application	General Data
Project Name & Record Plat Affected: Drula Estates, Plat 158-81 Location: Jag Court located on the north side of Dyson Road, west of Cherry Tree Crossing Road in the Subdivision of Drula Estates. Applicant/Address: Alexander Matthews 3405 Forest Road Waldorf, MD 20601	Date Accepted: 9/15/03
	Planning Board Action Limit: N/A
	Plan Acreage: 0.91
	Zone: R-E
	Tax Map Grid: 135 E-3
	Dwelling Units: N/A
	Square Footage: 39,691
	Planning Area: 85A
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 216SE09

Purpose of Application	Notice Dates
Vacate all of Jag Court.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 1
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Becky Nordan	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-03006 DRULA ESTATES

Vacation of all of Jag Court as shown on a subdivision plat entitled Drula Estates, recorded in Plat Book VJ 158, Plat Number 81, among the Land Records of Prince George's County, Maryland, in Election District No. 11

OVERVIEW

The petitioner, Alexander Matthews, requests the vacation of the above-referenced street (36,691 square feet) located on the north side of Dyson Road, west of Cherry Tree Crossing Road in Brandywine, Maryland. Said street was originally dedicated to public use on June 19, 1991, to serve the residential lots that will be resubdivided in accordance with Preliminary Plan 4-03023. The subject street has never been improved or otherwise used by the general public.

SETTING

The property is in the R-E zoning classification, with the majority of the lots surrounding this site improved with single-family homes.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. The public utilities and Prince George's County have been notified of this petition as required by Section 24-112(e) of the Subdivision Regulations.
2. The Department of Public Works and Transportation consented to this petition as required by Section 24-112 (e).
3. The Washington Suburban Sanitary Commission consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
4. Proposed vacation area does not include road dedication by Plat VJ158-81 on Dyson Road.
5. No referral agency or department recommended disapproval of the petition.
6. No objections were received from adjacent property owners.
7. Petitioners are the owners of all lots abutting the subject street.
8. The final plat of resubdivision pursuant to preliminary plan 4-03023 for the lots shown on Plat Book 158, Plat 81 must accompany this Vacation Petition to Land Records.

RECOMMENDATION: APPROVAL with the following condition:

1. Recording final plats of subdivision in accordance with Preliminary Plan 4-03023.