



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

Vacation Petition

V-05002

Application	General Data
Project Name & Record Plat Affected: Clinton Dale, Plat 65-54 Location: Located north of Piscataway Road & west of Old Branch Avenue at the north end of Asher Lane. Petitioner: Michael Dzaman and the Washington Suburban Sanitary Commission Applicant/Address: 516 South Hanover Street Baltimore, MD 21201	Date Accepted: 2/7/05
	Planning Board Action Limit: N/A
	Plan Acreage: 6.1
	Zone: R-T
	Tax Map Grid: 116-B2
	Dwelling Units: N/A
	Square Footage:
	Planning Area: 81A
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 212SE06

Purpose of Application	Notice Dates
To vacate P/O Bost Lane (previously known as Ayrshire Lane), all of Bost Court (previously known as Ayshire Court; Lots 1-7, Blk. A, Lots 1-11 & Outlot A, Blk B	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 2
	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-05002, Clinton Dale

Petition to vacate part of Bost Lane (previously known as Ayrshire Lane), all of Bost Court (previously known as Ayrshire Court); Lots 1-7 in Block "A," Lots 1-11 and Outlot A in Block "B" as shown on a subdivision plat entitled "Clinton Dale" recorded among the Land Records of Prince George's County, Maryland, in Plat Book WWW65 at Plat 54; being in the 9th Election District, and totaling 6.1 acres of land.

OVERVIEW

The petitioners request the vacation of parts of streets and lots in the Clinton Dale Subdivision, located north of Piscataway Road and west of Old Branch Avenue at the north end of Absher Lane, in Clinton, Maryland. The petitioners, Mr. Herbert H. Ray and the Washington Suburban Sanitary Commission, are the owners of all lots abutting all streets that are the subject of this Vacation Petition V-05002.

The subject property is zoned R-T and the subject streets have never been improved or otherwise used by the public. The land will revert to the ownership of Herbert H. Ray (164,790 square feet or 3.78 acres) and to the Washington Suburban Sanitary Commission (96,954 square feet or 2.2 acres).

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)(1) of the Subdivision Regulations.
2. The Department of Public Works and Transportation consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
3. The Washington Suburban Sanitary Commission (WSSC) has consented to this petition subject to the petitioner, Mr. Ray, granting easements to WSSC to protect the existing water and sewer facilities. WSSC is a co-petitioner in this vacation petition and 2.2 acres of land adjacent to a WSSC water tower will revert to their ownership.
4. The site to the east of the water tower is the subject of Preliminary Plan 4-04042 and Detailed Site Plan DSP-04045, which will be developed as Clintondale Townhouses.
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 land abutting street area to be vacated.

RECOMMENDATION: APPROVAL with Conditions:

1. The petitioner, Herbert H. Ray, shall grant easements to WSSC as specified in the WSSC consent letter dated October 15, 2003.
2. The petitioner, Herbert H. Ray, shall record a new final plat of subdivision, subsequent to the approval of this vacation petition pursuant to Preliminary Plan 4-04042 and DSP-04045, which will include the vacated area of 3.78 acres, as shown on Exhibit B-1.
3. As shown on Exhibit B-2, 2.2 acres of land shall revert to the Washington Suburban Sanitary Commission.