



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

VACATION PETITION

V-05008

Application	General Data
Project Name & Record Plat Affected: Berwyn, Greater Washington Realty Corp. Addn. Plat WWW 16-3 Location: Located on the north side of Pontiac Street & on the east side of Baltimore Ave. (Rte. 1) Petitioner: Vijay & Savita Patel Applicant/Address: Gibbs and Haller 4640 Forbes Boulevard Lanham, MD 20706	Date Accepted: 06/06/05
	Planning Board Action Limit: N/A
	Plan Acreage: 0.052
	Zone: MUI
	Tax Map Grid: 33-D1
	Dwelling Units: N/A
	Square Footage: 2,250
	Planning Area: 66
	Council District: 03
	Municipality: College Park
	200-Scale Base Map: 210NE-04

Purpose of Application	Notice Dates
To vacate 15 foot-wide alley, Block 11, adjacent to Lots 1-A, 2-A & 18-21 (0.052 acres) on the north side of Pontiac St. and on the east side of Baltimore Ave (Rte. 1).	Adjoining Property Owners: 2 (CB-15-1998)
	Previous Parties of Record: N/A (CB-13-1997)
	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-05008 Berwyn, Greater Washington Realty Corp. Addition

Petition to vacate part of 15-foot-wide alley in Block 11, adjacent to Lots 1-A, 2-A and Lots 18-21, on the north side of Pontiac Street in the subdivision of Berwyn recorded in Plat Book 16, plat number 3, among the Land Records of Prince George's County, Maryland, being in the 21st Election District, totaling 2,250 square feet or .052 acre.

OVERVIEW

The petitioners seek to vacate the 15-foot-wide alley adjacent to Lots 1-A and 2-A and Lots 18-21. The site is located on the north side of Pontiac Street, south of Berwyn Road, and east of Baltimore Avenue (US 1) in the city of College Park. The petitioners are the owners of all lots abutting the north and east side of the alley to be vacated by this petition. Exxon is the owner of Lots 18-21 on the west side of the alley. From the total 2,250 square feet being vacated, 1,500 square feet will revert to Patel ownership and 750 square feet will revert to Exxon.

The property to the north and east of the subject site owned by the State of Maryland and is improved with a medical building. The subject site and surrounding areas are zoned M-U-I. The subject alley has never been improved or otherwise used by the public.

The City of College Park consents to this vacation petition with the condition that the applicant dedicate a 15-foot-wide alley along the southeastern edge of Lot 2A. This new dedication will provide for a continuous 15-foot wide alley that could allow for a connection between Pontiac Street and Quebec Street to the north, if the city intends to implement this in the future. A new subdivision plat will be required of the applicant to consolidate lots and vacated area into one parcel and dedicate the relocated alley right-of-way.

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 was not required to consent to the vacation petition because the site is within the City of College Park's jurisdiction.
3. Washington Suburban Sanitary Commission (WSSC) has consented to this petition as required by Section 24-112(e) of the Subdivision Regulations.
4. No referral agency or department recommended disapproval of the petition.
5. The City of College Park consented to this vacation petition subject to the applicant dedicating a section of alley that connects Pontiac Street to the remaining alley abutting the Patel property.

6. The Exxon Corporation consented to this petition. As an adjoining property owner, 750 square feet will revert to the ownership of Exxon.

RECOMMENDATION: APPROVAL subject to the following conditions:

1. The petitioners shall record a new subdivision plat to consolidate lots, incorporate the vacated area, and dedicate a 15-foot-wide alley adjacent to the east side of Lot 2-A.