



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

VACATION PETITION

V-05009

| Application | General Data |
|---|---|
| Project Name & Record Plat Affected: Tantallon on the Potomac Plat 98-51 Location: Located at the south end of Bricker Drive, north of Old Fort Road and west of Indian Head Highway Petitioner: Maryland Homes CF, LLC & Caruso Homes, Inc. Applicant/Address: Loiderman Soltesz 4266 Forbes Boulevard Lanham, MD 20706 | Date Accepted: 09/23/05 |
| | Planning Board Action Limit: N/A |
| | Plan Acreage: .2256 |
| | Zone: R-80 |
| | Tax Map Grid: 131 F-4 |
| | Dwelling Units: N/A |
| | Square Footage: 9,827 |
| | Planning Area: 80 |
| | Council District: 05 |
| | Municipality: N/A |
| | 200-Scale Base Map: 217SE01 |

| Purpose of Application | Notice Dates |
|---|--|
| To vacate P/O Hallwood Place adjacent to Lots 16-18, Block L and Lots 11 and 12, Block M | Adjoining Property Owners: N/A (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-05009 Tantallon on the Potomac, Plat Two, Section Eleven

Petition to vacate part of Hallwood Place adjacent to Lots 16-18, Block L, and Lots 11 and 12, Block M, in the subdivision of Tantallon on the Potomac, Plat Two, Section 11, recorded in Plat Book 98, plat number 51, among the Land Records of Prince George's County, Maryland, being in the 5th Election District, totaling 9,827 square feet or .2256 acre.

OVERVIEW

The petitioners seek to vacate part of Hallwood Place situated between Blocks L and M. The site is located at the south end of Bricker Drive, north of Old Fort Road and west of Indian Head Highway. The petitioners are the owners of all lots abutting the street to be vacated by this petition.

The property is situated in a residential subdivision in the R-80 Zone. The subject street has never been improved or otherwise used by the public.

A new subdivision plat will be done pursuant to Section 24-108(a)(3) of the Subdivision Regulations to adjust lot lines and incorporate the vacated area into lots that will have frontage on culs-de-sac. Additional right-of-way dedication for the implementation of new culs-de-sac will be done by the new subdivision plat, as required by the Department of Public Works and Transportation.

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) of the Subdivision Regulations subject to the applicant dedicating additional right-of-way to provide circular turnaround at the end of Hallwood Place and Bricker Drive in accordance with approved grade establishment plans numbered 19129, 12875, and 11369 approved by DPW&T on July 28, 2005.
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 applicant intends to submit a minor subdivision plat pursuant to Section 24-108(a)(3) to adjust common lot lines, incorporate vacated areas, and dedicate additional street right-of-way as required by the Department of Public Works and Transportation.

6. The vacated area of 9,327 square feet shall revert to the ownership of Maryland Homes CF LLC (Caruso Homes).

RECOMMENDATION: APPROVAL subject to the following condition:

The petitioners shall record a new subdivision plat to adjust common lot lines, incorporate vacated area, and dedicate additional street right-of-way.