



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

Vacation Petition

V-07002

Application	General Data
Project Name & Record Plat Affected: Kimberly Woods, Plat 202-69 Location: Located on the east end of Thaden Avenue, east of Kimberly Woods Lane. Petitioner: Jeffrey Raspberry and Angelique Louis 2824 Jermantown Road Oakton, VA 22124 Applicant/Address: RDA, Inc. 14603 Main Street Upper Marlboro, MD 20772	Date Accepted: 5/17/07
	Planning Board Action Limit: N/A
	Plan Acreage: 0.1642
	Zone: R-R
	Tax Map Grid: 122-F4
	Dwelling Units: N/A
	Square Footage: 7,151
	Planning Area: 80
	Council District: 08
	Municipality: N/A
200-Scale Base Map: 215SE01	

Purpose of Application	Notice Dates
Vacate part of Thaden Avenue	Adjoining Property Owners: (CB-15-1998) 3
	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-07002 Kimberly Woods, Ray’s Addition to (Plat Book VJ 192, plat 57)**

Petition to vacate **part of Thaden Avenue** as shown on a subdivision plat known as “Kimberly Woods, Ray’s Addition to,” Plat Book REP 202 at plat 69, recorded among the Land Records of Prince George’s County, Election District No. 5.

OVERVIEW

The Petitioners, Jeffrey Raspberry and Angelique Louis, request the vacation of part of Plat Book REP 202, plat 69, totaling 7,151 square feet, or 0.1642 acres, located at the east end of Thaden Avenue, east of Kimberly Woods Lane. This part of Thaden Avenue was dedicated to public use in 2004 pursuant to Vacation Petition V-04003, to terminate Thaden Avenue in a cul-de-sac. The cul-de-sac is situated entirely within Lot 5, owned by the petitioner. Thaden Avenue has been improved up to Lot 5. Pursuant to the Department of Public Works and Transportation (DPW&T) consent for this vacation petition, the applicant shall construct a roadway turnaround in lieu of a full cul-de-sac at the end of Thaden Avenue in accordance with DPW&T Standard No. 200.10 (a hammerhead turnaround) at the time of development of Lot 5 for a single-family dwelling. The applicant seeks to vacate the cul-de-sac to allow the location of the house to be moved forward in order to construct storm drain measures required by DPW&T. (See attached consent letter from DPW&T dated March 26, 2007.) Previous owners of the subject lot vacated a strip of land in order to

relocate the cul-de-sac approximately 35 feet north but they were unable to construct a home on the site and subsequently sold this lot to the petitioners of this case. Building permit number 51320-2006 is on “HOLD” pending this vacation that will allow the proposed house to be relocated within the area to be vacated. By vacating this cul-de-sac, the amount of street area to be disturbed with the construction of the new street will be minimized, additional trees will be preserved, and turnaround capabilities will be provided where none currently exist on Thaden Avenue. The cul-de-sac has never been improved or otherwise used by the general public.

The applicant will record a minor plat of subdivision to incorporate the vacated area into their lot, leaving dedicated street right-of-way necessary for the construction of a turnaround.

The property is in the R-R zoning classification. The majority of the surrounding area is characterized by residential 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 (DPW&T) consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations with the requirement that the applicant provide a roadway turnaround in accordance with DPW&T Standard No. 200.10 and appropriate storm drain measures approved by DPW&T (CSD SD#24454-2004)..
3. The Washington Suburban Sanitary Commission consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.

4. Roadway turnaround for emergency vehicles, trash trucks and DPW&T snow removal equipment will be provided where currently a dead-end street with no turnaround capabilities exists.
5. No referral agency or department recommended disapproval of the petition.
6. Petitioners are the owners of all land abutting lots and street areas proposed to be vacated.

RECOMMENDATION: APPROVAL with the following Conditions:

1. The applicant shall record a new subdivision plat in accordance with Section 24-108(a)(3) to incorporate the vacated area.
2. The applicant shall provide a roadway turnaround as required by DPW&T.