



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

Vacation Petition

V-09004

Application	General Data	
Project Name & Record Plat Affected: Englewood, Plat 2-7 Location: Located south of Reed Street and west of Marblewood Avenue Petitioner: Marblewood LLC et al 1447 Pennsylvania Avenue SE Washington, DC 20003 Representative/Address: Michele LaRocca Meyers, Rodbell & Rosenbaum, P.A. 6801 Kenilworth Avenue Suite 400 Riverdale, MD 20737	Staff Report Date:	09/14/09
	Date Accepted:	08/13/09
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.52
	Zone:	I-1/R-55
	Tax Map Grid:	59/A4
	Dwelling Units:	N/A
	Square Footage:	22,500 sq. ft.
	Planning Area:	72
	Council District:	05
	Municipality:	N/A
	200-Scale Base Map:	202NE05

Purpose of Application	Notice Dates	
To vacate part of Kindewood Avenue (formerly Lindsley Avenue) adjacent to Lots 35-43, Block B and Lots 6-14, Block C	Adjoining Property Owners: (CB-15-1998)	0
	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: Cheryl Bressler	
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-09004
Englewood

Petition to vacate part of Kindlewood Avenue (previously known as Lindsley Avenue) as shown on a subdivision plat entitled Englewood, recorded among the Land Records of Prince George's County, Maryland in Plat Book RNR 2 at Plat 7; being in the 18th Election District, and totaling 22,500 square feet or 0.52 acre of land.

OVERVIEW

The petitioners, Marblewood LLC and the Washington Street Baptist Church, request the vacation of part of Kindlewood Avenue adjacent to Lots 6–14, Block C and Lots 35–43, Block B of the Englewood Subdivision. The total area of the property to revert to the ownership of Marblewood LLC is 11,250 square feet and the total area of the property to revert to the ownership of the Washington Street Baptist Church is 11,250 square feet. The petitioners are the owners of all adjacent property abutting said street that is the subject of this vacation petition.

The subject property is located approximately 500 feet south of Reed Street, west of Marblewood Avenue, and is zoned R-55 (One-Family Detached Residential) and I-1 (Light Industrial).

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, with the understanding that the vacation be incorporated into a replatting of appropriate portions of the subdivision or some other mechanism deemed appropriate by the Maryland-National Capital Park and Planning Commission (M-NCPPC) to ensure access for all parcels.
3. The Washington Suburban Sanitary Commission (WSSC) has consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations, subject to the petitioners granting sufficient rights-of-way to WSSC to protect the integrity of existing sewer lines.
4. No referral agency or department recommended disapproval of the petition.
5. No objections were received from adjacent property owners.

6. The petitioners are the owners of all land abutting the street area to be vacated.
7. The Washington Street Baptist Church was advised by Michele LaRocca, attorney for Marblewood LLC, that a minor plat of consolidation will be required if they choose to develop their property in the future.

RECOMMENDATION

Approval subject to the following conditions:

1. The petitioner, Marblewood LLC, shall record a minor final plat of subdivision to incorporate the vacated area of 11,250 square feet or .2582 acre (shown on Exhibit B2) pursuant to Sections 24-108(a)(3) and 24-111(c)(4) of the Subdivision Regulations.
2. Prior to the issuance of any permits on the property owned by the Washington Street Baptist Church, a minor plat of consolidation, pursuant to Sections 24-108(a)(3) and 24-111(c)(2) of the Subdivision Regulations, will be required to incorporate the vacated area.