



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

Vacation Petition

V-04003

Application	General Data
Project Name & Record Plat Affected: Kimberly Woods, Ray's Addition to Plat 192-57 Location: Located on the east end of Thaden Avenue, on the south side of the cul-de-sac bulb, east of Kimberly Woods Lane. Applicant/Address: RDA, Inc. 14603 Main Street Upper Marlboro, MD 20772	Date Accepted: 04/28/04
	Planning Board Action Limit: N/A
	Plan Acreage: 0.10
	Zone: R-R
	Tax Map Grid: 122-F4
	Dwelling Units: N/A
	Square Footage: 4,753
	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) 2
	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-04003 Kimberly Woods, Ray's Addition to (Plat Book VJ 192, plat 57)
Petition to vacate **part of Thaden Avenue** cul-de-sac bulb within Lot 4, as shown on a subdivision plat known "Kimberly Woods, Ray's Addition to," Plat Book VJ 192 at plat 57, recorded among the Land Records of Prince George's County, Election District No. 5.

OVERVIEW

The petitioners, Roland and Esther Bailey, request the vacation of part of Plat Book VJ 192, plat 57, totaling 4,753 square feet or 0.1090 acres, located at the east end of Thaden Avenue, on the south side of the cul-de-sac, east of Kimberly Woods Lane. This part of Thaden Avenue was dedicated to public use in 2001 to terminate Thaden Avenue with a cul-de-sac. The cul-de-sac is situated entirely within Lot 4, owned by the petitioner. Thaden Avenue has been improved up to Lot 4, and the cul-de-sac will be paved with the development of Lot 4 for a single-family dwelling. The applicant seeks to vacate a strip of land around the south side of the cul-de-sac and rededicate it on the north side, in essence, shifting the cul-de-sac approximately 15 feet to the north, within Lot 4. The cul-de-sac is currently dedicated with a 60-foot radius, and the Department of Public Works and Transportation (DPW&T) will allow it to be reduced to a 50-foot radius, thus reducing the amount of dedication and area to be disturbed with the construction of said street. By relocating the street to the north, it will allow the homeowner to build the residence approximately 15 feet closer to the street to provide a larger, more useable back yard for Lot 4.

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 and dedicate additional street right-of-way on the north side of the cul-de-sac.

The property is in the R-R zoning classification. The majority of the surrounding area is characterized by residential single-family homes, with parcels to the north and west owned by the United States Government.

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) has consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations with the requirement that the applicant provide a cul-de-sac with a 50-foot radius at the end of Thaden Avenue.
3. The Washington Suburban Sanitary Commission has consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
4. A letter of objection was received from the owner of Lot 12, Mr. Jimmy Kelly. The existing cul-de-sac dedication lies entirely within Lot 4 and the proposed cul-de-sac relocation, which is a

reduced street width/radius, lies entirely within Lot 4. The engineering firm of RDA, has indicated that this relocation of the home site will have no additional impact on the adjacent lots. If DPW&T requires the full paving of the cul-de-sac, it will provide the necessary turnaround for emergency vehicles, trash trucks and DPW&T snow removal equipment. Currently this is a dead-end street with no turnaround capabilities.

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 Condition:

1. The applicant shall record a new subdivision plat in accordance with Section 24-108(a)(3) to incorporate the vacated area into Lot 4 and dedicate additional right-of-way on the north side of the cul-de-sac.