



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

VACATION PETITION

V-06002

Application	General Data
Project Name & Record Plat Affected: Glendale Heights, Plat 2-26. Location: Located on the south side of Dolby Avenue at the intersection of Edge Avenue Petitioner: John & June Hillegas Applicant/Address: Surveys, Inc. 350 Main Street Laurel, MD 20707	Date Accepted: 02/21/06
	Planning Board Action Limit: N/A
	Plan Acreage: 0.015
	Zone: R-R
	Tax Map Grid: 36-C4
	Dwelling Units: N/A
	Square Footage: 656
	Planning Area: 70
	Council District: 03
	Municipality: N/A
200-Scale Base Map: 208NE10	

Purpose of Application	Notice Dates
To vacate part of a right-of-way at Edge Place, Dolby Avenue and Edge Avenue adjacent to Lots 1 and 2	Adjoining Property Owners: (CB-15-1998) N/A
	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-06002**

Petition to vacate part of a right-of-way at Edge Place, Dolby Avenue and Edge Avenue adjacent to Lots 1 and 2, Block 23, dedicated to public use by subdivision plat entitled Glendale Heights, recorded in Plat Book RNR 2, Plat No. 26, all among the Land Records of Prince George's County, Maryland; being in the 14th Election District.

OVERVIEW

The Petitioners, John P Hillegas and June Hillegas, request the vacation of part of a right-of-way at Edge Place, Dolby Avenue and Edge Avenue adjacent to Lots 1 and 2, Block 23, in the Glendale Heights subdivision. Total area of the property to revert to the ownership of John and June Hillegas is 656 square feet. Petitioners are the owners of all adjacent properties abutting said street that is the subject of this Vacation Petition, V-06002.

The subject property is located at the intersection of Edge Place, Dolby Avenue and Edge Avenue. The property is zoned R-R and will be incorporated into Lots 1 and 2 through a new subdivision plat in accordance with Section 24-108(a)(3) of the Subdivision Regulations.

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 conditions outlined in a memo dated March 23, 2006. These conditions pertain to future improvements to the land.
3. The Washington Suburban Sanitary Commission (WSSC) has consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
4. No referral agency or department recommended disapproval of the petition.
5. No objections were received from adjacent property owners.
6. Petitioners are the owners of all land abutting street area to be vacated.

RECOMMENDATION: APPROVAL subject to the following conditions:

1. Prior to the issuance of permits, the Petitioners shall record a new subdivision plat to adjust common lot lines and incorporate the vacated area in accordance with Section 24-108(a)(3).

2. Prior to the issuance of permits, the Petitioners shall perform the work outlined below in accordance with memo dated March 23, 2006, from DPW&T:
 - a. The established common area is to be cleaned of debris, garbage, yard clippings, and household trash. The tree underbrush is to be cut and dead trees removed.
 - b. A curb inlet is to be constructed over the 36-inch RCP at the west side of Franklin Avenue to intercept runoff from the adjacent roadways. Curb and gutter is to be installed along the west side of Franklin Avenue adjacent to the established common area. This is to divert the road runoff to the curb inlet to be constructed.
 - c. A yard inlet is to be constructed adjacent to house number 10101 Dolby Avenue (Lot 70, Block 5) to receive the proposed gravel trench underdrain pipe that intercepts and conveys ground and surface water from the common area.
 - d. The common area is to be graded properly with positive drainage toward the yard inlet.
 - e. The asphalt area, including the basketball structure at Edge Avenue west of Franklin Avenue, is to be removed and stabilized. The asphalt ditch along Edge Avenue is to be removed, regraded and stabilized with sod.

These conditions may be modified by DPW&T.