



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

# Vacation Petition

# V-12003

Application	General Data	
<p><b>Project Name &amp; Record Plat Affected:</b> Deanwood Park, SDH 03-57</p> <p><b>Location:</b> Northeast side of Eastern Avenue, southeast of Chapelwood Lane, and north of Sheriff Road.</p> <p><b>Petitioner:</b> Ben K. Han 2406 Dale Brook Court Gambrills, MD 21054</p> <p><b>Applicant/Address:</b> Ben K. Han and MiSook Han 2406 Dale Brook Court Gambrills, MD 21054</p>	Planning Board Hearing Date:	05/31/12
	Staff Report Date:	05/17/12
	Date Accepted:	04/19/12
	Planning Board Action Limit:	N/A
	Plan Area:	2,928 sq. ft.
	Zone:	C-O
	Tax Map Grid:	65/E1
	Dwelling Units:	N/A
	Square Footage:	2,928
	Planning Area:	72
	Council District:	05
	Election District:	18
	Municipality:	None
200-Scale Base Map:	202NE05	

Purpose of Application	Notice Dates	
To vacate a part of Chapelwood Lane as shown on the subdivision plat known as Deanwood Park.	Abutting Property Owners:	N/A
	Sign(s) Posted on Site:	05/01/12

Staff Recommendation		Staff Reviewer: Patrick Reidy Phone Number: 301-952-3554 E-mail: Patrick.Reidy@ppd.mncppc.org	
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-12003  
Deanwood Park

This petition is to vacate a part of Chapelwood Lane as shown on the subdivision plat known as Deanwood Park, recorded among the Land Records of Prince George's County in Plat Book SDH 3, Plat 57, in the 18th Election District. The total area to be vacated is 2,928 square feet.

OVERVIEW

The site is located on the south end of Chapelwood Lane, north of Eastern Avenue, and east of Little Street on Tax Map 65, Grid E-1, and is zoned Commercial Office (C-O). The site is adjacent to the county line and borders the District of Columbia. The petitioner is the owner of Lot 32, which abuts to the southeast area of Chapelwood Lane to be vacated. The portion of the street being vacated is unimproved. Adjacent properties to the north and east of the subject site are improved with single-family dwellings.

In June 2010, the petitioner filed a Special Exception (SE-4626) for Jock's Liquors which included Lot 32. During the review of SE-4626, it was determined that the development was using the unimproved dedicated public right-of-way (ROW), which is the subject of this application, for parking. The Zoning Hearing Examiner's approval of SE-4626 for Jock's Liquors states "prior to the issuance of permits, applicant shall submit proof of the vacation of a portion of the unused right-of-way of Chapelwood Lane to the Office of the Zoning Hearing Examiner for inclusion in the record." If the proposed vacation is not approved by the Planning Board, the special exception would need to be revised to remove the public ROW from the site plan.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Pursuant to Section 24-112(e)(1) of the Subdivision Regulations, the Department of Public Works and Transportation (DPW&T) has consented to this petition.
2. Pursuant to Section 24-112(e)(1) of the Subdivision Regulations, the Washington Suburban Sanitary Commission (WSSC) has consented to this petition subject to an easement to maintain an existing ten-inch water main which will be granted prior to approval of the minor final plat.
3. Pursuant to Section 24-112(e)(2) of the Subdivision Regulations, the public utilities have been notified in writing of this petition.
4. No referral agency or department recommended disapproval of the petition.

5. Pursuant to Section 24-112(b) of the Subdivision Regulations, the applicant posted the property for public hearing 30 days prior to the public hearing.
6. Pursuant to Section 24-112(c) of the Subdivision Regulations, a minor final plat has been submitted to incorporate the vacated area and will be recorded in Land Records subsequent to approval of the vacation petition.

#### RECOMMENDATION

APPROVAL subject to the findings noted in this technical staff report.