

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

Legislative Session _____ 1991 _____

Resolution No. _____ CR-102-1991 _____

Proposed by The Chairman (by request - County Executive)

Introduced by Council Members Castaldi, Mills, Bell

_____ and Casula _____

Co-Sponsors _____

Date of Introduction October 15, 1991

RESOLUTION

A RESOLUTION concerning

Authorization of the Issuance of a Building Permit
FOR the purpose of determining the adequacy of the private right-of-way or easement serving the lot on property owned by Jalill Nabavian, and authorizing the issuance of a building permit subject to stated conditions.

WHEREAS, Section 8-118 of Article 28 of the Annotated Code of Maryland prohibits the issuance of a building permit in Prince George's County for any lot not located on a public road or a private right-of-way or easement approved as adequate by the County's governing body; and

WHEREAS, Section 24-128(c) of the Prince George's County Code (1987 Edition), authorizes the County Council, on recommendation of the County Executive, to approve by resolution the issuance of a building permit for a lot having its sole frontage on or its only

direct vehicular access to a private right-of-way or easement, upon a finding that the private right-of-way or easement is adequate to serve the lot and proposed development thereon; and

WHEREAS, a petition has been received from Jalill Nabavian for approval of the issuance of a building permit for a fence and parking lot for an automobile salvage yard to be constructed on property known as Parcel 340 shown on page 81, Grid B-1 of the current Tax Map, and further described in a deed recorded among the Land Records of Prince George's County, Maryland, in Liber 6765, folio 939; said property is zoned I-1 and does not have frontage on a public right-of-way but will have a 15 foot wide access by means of a private 20 foot wide unnamed right-of-way which leaves Walker Mill Road approximately 200 feet from its intersection with Scott Key Drive and proceeds 60 feet to the subject property; and

WHEREAS, the private right-of-way from Walker Mill Road has been designated by the Petitioner as the access for the subject property and has been reviewed for adequacy by the County's Department of Public Works and Transportation, which has recommended conditional approval of a building permit for the subject property; and

WHEREAS, a site plan has been submitted to the staff of the Maryland-National Capital Park and Planning Commission and has been reviewed for conformity with Subtitles 24 and 27 of the Prince George's County Code (1987 Edition), and the plan has been determined to be in compliance with the Code; and

WHEREAS, the Petitioner has been advised that his property can

be developed under the Resolution for the construction of a fence and parking lot, that Prince George's County will not be responsible for maintaining the private right-of-way which he has designated, and that he must comply with other provisions of the County Code, including Section 11-276, regarding access for emergency vehicles; and

WHEREAS, the owner of the subject property will record covenants reciting his understanding and obligation to maintain the private right-of-way which he has designated; and

WHEREAS, the County Executive has determined that the private right-of-way designated by the Petitioner will be adequate for the property, if all the conditions stated herein are satisfied, and the County Council concurs in this finding; now, therefore,

BE IT RESOLVED by the County Council of Prince George's County, Maryland, that the Department of Environmental Resources is hereby authorized to issue a building permit for a fence and parking lot on the one-acre property of Jalill Nabavian, known as Parcel 340, on page 81, Grid B-1 of the current Tax Map, and further described in a deed recorded among the Land Records of Prince George's County, Maryland, in Liber 6765, folio 939; said property is zoned I-1 and will be served by a 20-foot wide unnamed private right-of-way providing suitable access to Walker Mill Road, a public road, provided that the following conditions are met:

1. Covenants shall be recorded among the Land Records of Prince George's County, Maryland, stating that the subject property owner is responsible for the maintenance of the private right-of-way

designated by the Petitioner, as described above, and for accessibility of the property to emergency equipment.

2. Prior to recordation, the Petitioner shall submit a copy of said covenants to the Office of Law for the County Attorney's review and approval of the conformity of said covenants with the requirements of this Resolution.

3. The requirements of Section 11-276(d) of the Prince George's County Code shall be met by having the Fire Chief or his designee approve the right-of-way.

4. The private right-of-way improvement plan to the subject property shall be approved by the Department of Environmental Resources.

5. Upon completion of the private right-of-way to the subject property, the Department of Environmental Resources shall review the right-of-way for approval prior to the issuance of any use and occupancy permit.

6. The Petitioner shall submit a site plan to be reviewed and approved to the Department of Public Works and Transportation depicting the extent of access road improvements in the plan, profile and section.

7. The requirements of the Prince George's County Zoning Ordinance shall be met by the Petitioner as a condition to the issuance of this building permit.

BE IT FURTHER RESOLVED that the fence and parking lot to be constructed on the subject property shall comply with all other applicable requirements of the Prince George's County Code.

Adopted this 29th day of October, 1991.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Richard J. Castaldi
Chairman

ATTEST:

Maurene W. Epps
Acting Clerk of the Council