

Mudd Engineering, LLC

17764 Whitestone Drive
Tall Timbers, Maryland 20690

March 4, 2020

Received

MAR 05 2020

St. Mary's County
Land Use & Growth Management

Sherrie Young
St. Mary's County
Land Use & Growth Management
P.O. Box 653
Leonardtown, Maryland 20650

**Re: George Hall
Conditional Use Application (CUAP#17-1296)
Private Landing Strip**

Dear Ms. Young:

I have been retained by George Hall with respect to an application for the conditional use for a portion of the above-referenced property for purposes of constructing, operating and maintaining a 1,600 foot grass landing strip and hanger for private use. The property is comprised of Lot 3 and Residue of the Barton Hall Subdivision.

As more specifically demonstrated by the proposed Site Plan submitted herewith, the proposed conditional use would encompass approximately a 4.03 acres on a 36.88 acre property, situated on the north side of Hodges Road, approximately 4,000 feet east of its intersection with Oakley Road (Maryland Route 470) in Avenue, Maryland. The property is zoned RPD with a RCA overlay. The closest structure is a house that is approximately 280 feet from the proposed runway and is owned by the applicant. The runway is outside of the critical area buffer zone.

In connection with the above-described conditional use application, and as required by the St. Mary's County Zoning Ordinance, following is a discussion of each of the Standards General which will be considered by the Board of Appeals, together with a description of how the proposed Hall application satisfies the requirements of each:

A. The conditional use complies with the standards of the district in which it is to be located and standards applicable to that use.

Schedule 50.4 of the St. Mary's County Zoning Ordinance, use type 88, Airport, Landing Strips and Heliports, as recently amended, a private runway is allowed in the RPD zoning district as a conditional use and as such, the use would comply with the standards of the district.

B. That the establishment, maintenance and operation of the conditional use will not be detrimental to or endanger the public health, safety, convenience, morals order or general welfare.

The proposed conditional use, Landing Strip, is situated on the property away from neighboring properties and residential uses where it will not be detrimental to or endanger the public.

- C. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

As previously stated, the proposed conditional use, Landing Strip, is situated on the property away from neighboring properties and residential uses.

- D. The proposed use at the proposed location will not have adverse effects above and beyond those inherently associated with the proposed use irrespective of its location within the zoning district.**

The proposed location is in an agricultural area with access from an existing private driveway off of Hodges Road and its operation would not affect or impact neighboring properties.

- E. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.**

Utilities are located on the site at the existing home and will be extended to the site. The necessary access road, grading and stormwater management are being provided as part of the site plan development.

- F. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

The access is from an existing private driveway. Hodges Road is a county highway. The additional use of the Landing Strip by the owner of the property will not impact traffic.

- G. That the proposed conditional use is not contrary to the objectives of the Comprehensive Plan.**

The area to be utilized by the runway will remain as grass land, preserving open space and will not unduly change the character of the area.

- H. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located or to the special requirements established for the specific conditional use.**

Sherrie Young
Land Use & Growth Management

March 4, 2020
Page 3

The proposed use is consistent with the development standards within the RPD zone in that it is not high-density development and the Landing Strip will in no way inhibit the activities which are promoted within the RPD zone. Nor shall the proposed use impose any undue burden on adjoining landowners.

The site plan review process, as well as any conditions imposed upon this use by the Board of Appeals, will ensure that that the construction and operation of the proposed Landing Strip will conform to all applicable regulations and special requirements.

I look forward to working with you, Staff and the Board of Appeals to provide any additional information which may be required. If you have any questions or comment, please do not hesitate to contact me at (301) 994-0101, on my cell phone at (410) 474-8163 or via e-mail at muddeng@md.metrocast.net.

Sincerely,
MUDD ENGINEERING, LLC

A handwritten signature in cursive script that reads "Pat Mudd".

Pat Mudd, P.E.
Sole Member