

**Tax Map/Block/Parcel  
No. 11-20-17**

**Building Permit/Zoning  
Certificate No. 03-0263**

Case 4783

**OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND**

**APPLICANT:** Joel C. Greer, Jr.  
3722 Old Taneytown Road  
Taneytown, Maryland 21787

**ATTORNEY:** N/A

**REQUEST:** An application for a conditional use for a private landing field.

**LOCATION:** The site is located at 3305 Kump Station Road, Taneytown, MD 21787, on property zoned "A" Agricultural District in Election District 1.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-71 (A) 2.

**HEARING HELD:** March 26, 2003

**FINDINGS AND CONCLUSION**

On March 26, 2003, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a private landing field. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The subject property is an 84-acre farm on Kump Station Road. Joel C. Greer, Jr. (the Applicant) intends to relocate to the farm and open an air strip for his personal use. The Applicant owns two vintage small aircraft, which will fly to and from the airport. The Applicant's use of the planes is occasional and is a hobby, rather than a commercial enterprise. The Applicant will have occasional visitors who will fly in and out of the strip. The Applicant intends to house the planes in a pole barn hanger. He is retired and testified that he has a flawless air safety record. The turf strip will be 1,800 feet long x 50 feet wide. There will be no lighting and no flights after dark. The airstrip will not be a commercial operation and will not be open to the public. No sales of products or aircraft rentals will occur there.

The Board finds that a private airstrip at this location will not generate adverse effects above and beyond those normally associated with an airstrip. The area is primarily rural with scattered housing. Private airfields are permissible in the Agricultural zone as conditional uses.

**OFFICIAL DECISION**

**Page 2**

**C-4783**

Accordingly, the use is granted with two conditions. First, the airstrip is subject to the approval of the Federal Aviation Administration and the Maryland Aviation Administration.<sup>1</sup> In addition, the conditional use shall inure solely to the Applicant, and expire upon the sale or transfer of the subject property by the Applicant.

4/17/03

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman

H:\Zoning Administration\BZA\_Case.doc\c4783decision.wpd

---

<sup>1</sup> The Board acknowledges neighbors' complaints regarding noise and air navigation safety. However, federal law pre-empts airport noise regulation and regulation of navigational airspace by local government agencies.