

Meadow Lake Airport Association

13625 Judge Orr Road, Meadow Lake Airport (KFLY), Peyton, CO 80831-6051

Date: July 16, 2024

To: El Paso County Planning and Community Development Department

Subj: **Request for Zoning Variance**

Ref: (a) 8308 Cessna Dr, Lot 9 Blk 4 Meadow Lake Airport Fil No 1, Sched 4304002087
(b) 8304 Cessna Dr, Lot 14 Blk 1 Meadow Lake Airport Fil No 2, Sched 4304002058

Owner: Sund Estate Management Corp

Zoning: R-4 GA-O [see Land Development Code para 4.4.4. and 4.3.2.(F)(1)]

1. Background. This property was originally developed by the Potanko family as an aviation flight operation, flight training, and aircraft maintenance business ("*Militair*"). A succession of owners of the property continued the aviation activities until a new owner, Howard Day, was killed in an aircraft crash. His sons inherited the property and converted the hangar into a diesel/truck repair shop. Subsequent owners continued aviation and non-aviation activities that did not interfere with, have a negative effect on, or create a hazard to the aviation activities of the airport.
2. Discussion. The Sund's businesses, "*Accufix*" (and "*Delta Armor*"), likewise do not have a negative effect on current airport operations. In fact, they have been good neighbors in providing tools and painting, and contributing to security of the airport with their camera systems and watchful reports. The Board of Directors of the Meadow Lake Airport Association (MLAA) has NOT received any complaints or negative reports referring to the Sunds, Accufix, or Delta Armor.
3. Endorsement. The Board of Directors supports a one-time variance to the Meadow Lake Airport GA-O Use restrictions for the Sund's and their current auto repair, modification, and paint business. This endorsement does not run with the property to successive owners or business and does not extend as a blanket approval to other non-aviation businesses or activities in the hangar complex. Any subsequent requests for a similar variance to the Meadow Lake Airport GA-O Uses must be considered on a basis of individual merits.

Applicant must remain a "member in good standing" with the Meadow Lake Airport Association. Any change of use to the property that creates a hazard to or conflict with airport operations may result in a request to El Paso County for Code Enforcement action and revocation of the variance.

Respectfully,



David E. Elliott

President, MLAA Board of Directors

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