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ARCHITECTURE

March 12, 2019

By Hand To:

Susan Blackburn
Stafford County Zoning Administration
1300 Courthouse Road, 2nd Floor
Stafford, VA 22554

RE: Zoning Determination Application
921 Brent Point Road; Tap Map Parcel 41-1A; Zoned A1, Agriculture
Owners – John & Mary Rust

Dear Ms. Blackburn:

As the property owner I am submitting the enclosed application for a zoning determination for the 10-acre property located at 921 Brent Point Road. This letter serves as supplemental information to the application.

The proposed use of the property is for a campground and one residential dwelling. The one residential dwelling will be our private residence or, in the future, that of the manager/caretaker of the campground. The campground, ultimately managed by and as a nonprofit entity, will be operated as a retreat for young adults undergoing cancer treatment. The camp may be used by the general public only as a means to raise funds for its primary function as a nonprofit organization. This proposed use of the campground will conform to the definition of a "campground" as described in the Stafford County Zoning Ordinances. The camp is intended for short-term, overnight or multi-night stays and campers will not be permitted to stay more than a maximum of 90 days. While the camp will be affiliated with local hospitals and other similar organizations for the use by individuals or small groups, there will be no on-site medical treatment or counseling services that require state licensing.

The required fees and adjacent property notification contacts are provided. Thank you for your time and consideration. If you have any questions or would like to discuss this matter, please feel free to contact me at 703-623-2588 or jrust@rustorling.com.

Very truly yours,



John Rust
Encl. Application/Fee