

# MEMORANDUM

May 5, 2026

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**To:** Arundel Planning Board  
**CC:** Ann Tardif, Land Use Office Manager, Town of Arundel  
Billy & Cari Ruck | Property Owners  
**From:** Natasha Kypfer, Senior Planner, North Star Planning  
**Subject:** Ruck Roofing | Conditional Use – Sketch Plan Review

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## Overview

The applicant has submitted a conditional use application, in order to facilitate the construction of a mixed-use building, to include commercial space for their roofing business, Ruck Roofing, and single-family residence within. The proposed structure has a floor area of 32' x 50' (1,600± sq. ft.), with the ground-level to be utilized as a garage and the living space above to be owner-occupied. The applicant details in their narrative that the business will occupy 70% of the garage space, which will include an office in the garage and a few trucks on site. The 0.52± acre parcel is currently undeveloped; it is a cleared lot with no structures on-site. The subject property is located at 0 Alfred Road (Tax Map 4, Lot 3).

## Recommendation

As this is a sketch plan review, the Planning Board may consider providing feedback on:

- Any submission requirements necessary to provide a complete application
- Any site issues and/or constraints that the applicant should work to resolve prior to submission of a plenary application

## Zoning: Alfred Road Business District (ARD)

The proposed development is within the Alfred Road Business District (ARD). The following is a conditional use in the district: *Residential (to include single family, two family, and multi-family) provided that a minimum 20% of the aggregate floor area is used for commercial or non-residential purposes.*

This application is subject to the general Performance Standards (§5.0), the Criteria for Approval (§10.6.4), and the Performance Standards for the ARD District (§6.7).