



FREDERICK

PLANNING

May 26, 2021

Miner Feinstein Architects
C/o Mr. Alan Miner, AIA, LEED® AP
31 W. Patrick Street, Suite 100
Frederick, MD 21701

Re: 21-603ZD, Zoning Determination, 241 E. 4th Street, Suites 207 and 208- Tax ID 11 02 45477

Dear Mr. Miner,

This is a response to your inquiry dated May 12, 2021 regarding the property referenced above, hereafter the “Property”.

The Property is zoned Downtown Commercial/Residential (DB) and is also located within the Historic Preservation Overlay (HPO). Per Section 404-1 of the Land Management Code (LMC), the DB district is intended to encourage the development of the center City’s commercial areas. It allows most office and retail activities as well as high density residential uses. In order to implement these objectives parking requirements are relaxed for development or redevelopment in this district. The HPO is applied to districts or individual sites that are deemed to be of historic, archeological, or architectural significance. Development, exterior renovations, and demolitions within the HPO are subject to Section 423 of the LMC and Frederick Town Historic District Design Guidelines incorporated by reference.

The Property is currently developed as an office building and the units in question have been issued a zoning certificate and certificate of occupancy in conjunction with Permit 21-1573 for the use of “Offices, Business & Professional,” which is a use permitted “by right” in the DB zone per Section 404, Table 404-1 of the LMC which is the Use Matrix.

There are no open building or zoning code violations on file with the City’s Department of Code Enforcement.

If you have any further questions please don't hesitate to contact me at (301) 600-1883 or gcollard@cityoffrederickmd.gov .

The purpose of the service provided by the Zoning Administrator regarding determinations/interpretations is to identify the zoning of a particular property, to verify that a use is permitted or permissible in a specific Zoning District and to clarify and interpret the Land Management Code. Any questions regarding specific regulations and requirements for a site or sites' compliance with the Land Management Code not addressed in this letter shall not be the responsibility of the Zoning Administrator. It is the responsibility of the applicant, property owner and/or property purchaser to review the project site plan and the Land Management Code for compliance.

This determination applies solely to the referenced property and is not binding upon the City, the Zoning Administrator or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property. Please be advised that any person aggrieved, or any officer, department or agency of The City of Frederick affected by an order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of the provisions of the Land Management Code may appeal said decision within thirty days to the Zoning Board of Appeals.

Sincerely,



Gabrielle Collard
Division Manager of Current Planning

In Concurrence,



Joe Adkins, AICP
Deputy Director for Planning/Zoning
Administrator

MINER FEINSTEIN ARCHITECTS

May 14, 2021

City of Frederick Planning & Zoning Office
140 W. Patrick Street
Frederick, MD 21701

Re: Request for Zoning Compliance Letter
241 E. 4th Street, Suite 207 & 208 – Tax ID 11 02 454777

Dear Sir or Madam,

I am writing to request letters of zoning compliance for the properties referenced above, to include (i) confirmation of its current zoning designation, and (ii) any violations of zoning ordinances/codes, if any, and (iii) confirmation that “Office, Business & Professional” is an acceptable use in the district. The payment for this request will be made through the online portal, once ready.

Please email a copy of each letter to my attention at: Alan@MFArchitects.net and place the originals in the mail.

We appreciate your prompt attention to this matter. Please feel free to contact us at your convenience should you have any questions or need any further information.

Sincerely,

Alan R. Miner, AIA, LEED® AP
Principal

Real Property Data Search

Search Result for FREDERICK COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 02 Account Number - 454777

Owner Information

Owner Name:	SUITE 207-208 LLC	Use:	COMMERCIAL CONDOMINIUM
Mailing Address:	241 E 4TH ST STE 207 FREDERICK MD 21701-3612	Principal Residence:	NO
		Deed Reference:	/08189/ 00150

Location & Structure Information

Premises Address:	241 E FOURTH ST FREDERICK 0-0000 CONDO UNIT: 207	Legal Description:	UNIT 207 SECOND LEV 2,514 SQ. FT. GLASS FACTORY
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
067H	18	1706	20000.11	0000				2020	Plat Ref: 0081/ 0066

Town: FREDERICK CITY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1937	2,514 SF		2,514 SF	000000

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE CONDOMINIUM	/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2020	07/01/2020	07/01/2021
Land:	153,400	153,400		
Improvements	311,600	311,600		
Total:	465,000	465,000	465,000	465,000
Preferential Land:	0	0		

Transfer Information

Seller: KLEINHANS, LYLE & BONITA	Date: 01/10/2011	Price: \$1,054,460
Type: ARMS LENGTH MULTIPLE	Deed1: /08189/ 00150	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**