

Joseph Adkins, AICP  
Deputy Director



Michael C. O'Connor  
Mayor

# FREDERICK

## PLANNING

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January 22, 2021

Christopher J. Nowalk  
GoldLeaf Associates, LLC  
6800 Deerpath Road, Suite 100  
Elkridge, MD 21075

**Re: Zoning Determination ZBA21-10ZD: 64 Thomas Johnson Drive (Parcel 1143)**

Dear Mr. Nowalk,

I am responding to your formal request, dated January 5, 2021, for a Zoning Determination for the building located at 64 Thomas Johnson Drive in the City of Frederick, located approximately one-quarter mile south of the intersection of Thomas Johnson Drive and Hayward Road.

Lot 10 (the "Property") shown on a plat entitled, "*Frederick Research Park, Section One, Plat 5, Lots 8-10*" (PB. 24, Pg. 5) has two buildings located on it – 60 Thomas Johnson Drive and 64 Thomas Johnson Drive. The Property is zoned Professional Business (PB). Per Section 401, Table 401-1, the "*Use Matrix*" of the Land Management Code (LMC), the PB zoning district is intended to provide land for high quality office, medical office, and research and development with limited retail, service, and residential uses. The intent of this designation is to enhance existing and future office lands by integrating uses that serve the businesses and employees in the office area and may include amenities or services such as meals, banks, personal services, housing, day care, recreation, and business support services. The Property is currently being used as commercial office building.

The Property is bordered on the north and west by other PB zoned properties, by Manufacturing/Office (MO) to the south, and across Route 15, there are Low Density Residential (R4) zoned properties to the east. The 2010 Comprehensive Plan designated the Property's land use as "Office," however, the proposed 2020 Comprehensive Plan is currently under consideration for approval by the Mayor and Board of Aldermen. The proposed future land use map indicates that the Property will be designated as "Corridor Mixed Use."

*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 with thirty days to the Zoning Board of Appeals.*

Sincerely,



A. David Simon  
Planner II

In Concurrence,



Joseph A. Adkins, AICP  
Zoning Administrator/  
Deputy Director for Planning



City of Frederick  
Planning Department  
140 W Patrick Street  
Frederick, MD 21701

01/05/2021

Planning Department Staffer,

I am sending this letter requesting a zoning determination for the property know as 64 Thomas Johnson Drive, Frederick 21702.

Our Citizen Access name is [Chrisn@Goldleafllc.com](mailto:Chrisn@Goldleafllc.com).

Thank you for your help on this request.

Respectfully,

A handwritten signature in blue ink, appearing to be "CJ Nowalk", written over a blue circular stamp.

Christopher J. Nowalk  
Principal  
GoldLeaf Associates LLC