



FREDERICK

PLANNING

January 28, 2020

Kristi Sharrer-Holland
Miles & Stockbridge
30 W. Patrick Street, Suite 600
Frederick, MD 21701

Re: 20-38ZD: Zoning Determination, 922-1000 North Market Street, Frederick, MD

Dear Ms. Sharrer-Holland:

In response to your letter dated January 13, 2020, Staff has prepared the following information:

The subject property, 922-1000 North Market Street, (the "Property"), is zoned IST (Institutional), which is a floating district. Per Section 401, Table 401-1 of the Land Management Code (LMC), the IST district's purpose is to provide for public, private or non-profit owned areas when the public is invited or permitted to congregate. This includes hospitals, houses of worship, schools, government offices and facilities, and other similar facilities. The Property is also located in the WHO (Wellhead Protection Overlay). The purpose of this overlay district is to protect the public health, safety, and welfare through the preservation of the ground water resources of community public water supplies to ensure a future supply of safe and healthful drinking water. The designation of the wellhead protection districts, and careful regulation of development activities within these districts, can reduce the potential for ground and surface water contamination.

The use of the Property as a recreation, social services center with related ancillary offices is permitted within the IST zoning district.

There are no proceedings or active violation cases for the Property on record at the City at this time.

If you have any further questions please don't hesitate to contact me at (301) 600-4588 or skelly@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,


Sherry Kelly, AICP
City Planner

In Concurrence,


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

cc: Gabrielle Collard, Division Manager of Current Planning



TRANSMITTAL LETTER

** Deadline 1/31/2020*

January 13, 2020

HAND DELIVERED
TO: Mr. Joseph Adkins, Deputy Director of Planning
The City of Frederick
Planning Department
140 W. Patrick St.
Frederick, MD 21701

FROM: Kristi Sharrer-Holland, Paralegal

RE: Owner: Young Men's Christian Association of
Frederick County, Maryland, Incorporated

Properties: (1) 922-1000 N. Market Street, Frederick, MD 21701; Tax ID 02-123711 *Case # 20-38*
(2) 1014 N. Market Street, Frederick, MD 21701; Tax ID 02-042657 *20-39*
(3) 1016A N. Market Street, Frederick, MD 21701; Tax ID 02-123673 *20-40*
(4) 1016 N. Market Street, Frederick, MD 21701; Tax ID 02-109743 *20-41*
(5) 1020 N. Market Street, Frederick, MD 21701; Tax ID 02-015889 *20-42*

ITEMS ENCLOSED/MESSAGE:

In connection with bond financing of the above-referenced property, enclosed find Check #1849 payable to the City of Frederick in the amount of \$1,000.00, which represents the fee to render a zoning compliance/determination letter for the above parcels. A sample letter is enclosed for your reference, as well as copies of the tax assessment sheets.

Once the letter has been generated, please fax a copy of same to me at 301.662.3647 (or email to kholland@milesstockbridge.com) and send the original to me by regular mail.

If you have any questions or need any additional information, please give me a call at 301.698.2331. Thank you for your prompt attention to this matter.

Very truly yours,

MILES & STOCKBRIDGE P.C.

BY: *Kristi Sharrer-Holland*
Kristi Sharrer-Holland, Paralegal

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 - 123711

Owner Information

Owner Name: YOUNG MEN'S CHRISTIAN ASSOC Use: EXEMPT COMMERCIAL
 Principal Residence: NO
 Mailing Address: FREDERICK MARYLAND Deed Reference: /00671/ 00115
 1000 N MKT ST
 FREDERICK MD 21701

Location & Structure Information

Premises Address: 922 N MARKET-THRU 1000 ST Legal Description: 4.803 AC
 FREDERICK 21701-0000 922-1000 N. MKT. ST.
 FREDERICK,

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0409 0005 0836C 20000.11 0000 1 2020 Plat Ref:

Special Tax Areas: None

Town: FREDERICK CITY
 Ad Valorem: 104
 Tax Class: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1966 62,519 SF 4.8000 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 HEALTH CLUB / C4

Value Information

| | Base Value | Value | Phase-in Assessments | |
|--------------------|------------|------------|----------------------|------------|
| | | As of | As of | As of |
| | | 01/01/2020 | 07/01/2019 | 07/01/2020 |
| Land: | 731,800 | 731,800 | | |
| Improvements | 6,862,400 | 6,991,100 | | |
| Total: | 7,594,200 | 7,722,900 | 7,594,200 | 7,637,100 |
| Preferential Land: | 0 | | | 0 |

Transfer Information

| | | |
|---------|--------|--------|
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| | | | |
|-----------------------------|-------|---------------------------|---------------------------|
| Partial Exempt Assessments: | Class | 07/01/2019 | 07/01/2020 |
| County: | 760 | 7,594,200.00 | 7,637,100.00 |
| State: | 760 | 7,594,200.00 | 7,637,100.00 |
| Municipal: | 760 | 7,594,200.00 7,637,100.00 | 7,594,200.00 7,637,100.00 |

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:

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 - 042657 | | | |
| Owner Information | | | |
| Owner Name: | YOUNG MEN'S CHRISTIAN ASSOCIATION | Use: Principal Residence: EXEMPT NO | |
| Mailing Address: | 1000 N. MARKET STREET FREDERICK MD 21701 | Deed Reference: /01452/ 00732 | |
| Location & Structure Information | | | |
| Premises Address: | 1014 N MARKET ST FREDERICK 21701-0000 | Legal Description: LT 70 X 295 1014 N. MKT. ST. FREDERICK | |
| Map: 0409 | Grid: 0005 | Parcel: 0835C | |
| Neighborhood: 2030022.11 | Subdivision: 0000 | Section: 2020 | |
| Assessment Year: 2020 | Block: 2020 | Lot: 2020 | |
| Plat No: 2020 | Plat Ref: 2020 | Plat Ref: 2020 | |
| Special Tax Areas: None | | | |
| Town: FREDERICK CITY | | | |
| Ad Valorem: 104 | | | |
| Tax Class: None | | | |
| Primary Structure Built: 1910 | Above Grade Living Area: 1,421 SF | Finished Basement Area: 20,650 SF | |
| Property Land Area: 20,650 SF | County Use: 20,650 SF | County Use: 20,650 SF | |
| Stories: 2 | Basement: YES | Type: STANDARD UNIT | |
| Exterior: SIDING/ | Quality: 4 | Full/Half Bath: 2 full | |
| Garage: 4 | Garage: 2 full | Garage: 2 full | |
| Value Information | | | |
| | Base Value | Value | Phase-in Assessments |
| | | As of | As of |
| | | 01/01/2020 | 07/01/2019 |
| | | | As of |
| | | | 07/01/2020 |
| Land: | 110,400 | 117,800 | |
| Improvements: | 136,100 | 153,500 | |
| Total: | 246,500 | 271,300 | 246,500 |
| Preferential Land: | 0 | | 254,767 |
| | | | 0 |
| Transfer Information | | | |
| Seller: FOGLE, AMY V | Date: 10/23/1987 | Price: \$139,000 | |
| Type: NON-ARMS LENGTH OTHER | Deed1: /01452/ 00732 | Deed2: | |
| Seller: | Date: | Price: | |
| Type: | Deed1: | Deed2: | |
| Seller: | Date: | Price: | |
| Type: | Deed1: | Deed2: | |
| Exemption Information | | | |
| Partial Exempt Assessments: | Class | 07/01/2019 | 07/01/2020 |
| County: | 760 | 246,500.00 | 254,767.00 |
| State: | 760 | 246,500.00 | 254,767.00 |
| Municipal: | 760 | 246,500.00 254,767.00 | 246,500.00 254,767.00 |
| 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: | | | |

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 - 123673

Owner Information

Owner Name: YOUNG MEN'S CHRISTIAN ASSOC OF FREDERICK COUNTY Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: 1000 N MARKET ST Deed Reference: /02839/ 00318
 FREDERICK MD 21701-4628

Location & Structure Information

Premises Address: 1016A N MARKET ST Legal Description: 48,122 SF
 FREDERICK 21701-0000 1016 A NORTH MARKET ST.
 FREDERICK

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0409 0005 0833C 2030022.11 0000 2020 Plat Ref:

Special Tax Areas: None

Town: FREDERICK CITY
 Ad Valorem: 104
 Tax Class: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1924 1,556 SF 48,122 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 2 YES END UNIT BRICK/
 SIDING 4 2 full 2 Detached

Value Information

| | Base Value | Value | | Phase-In Assessments | |
|--------------------|------------|------------------|------------------|----------------------|------------------|
| | | As of 01/01/2020 | As of 07/01/2019 | As of 07/01/2019 | As of 07/01/2020 |
| Land: | 147,400 | 154,400 | | | |
| Improvements | 33,900 | 31,300 | | | |
| Total: | 181,300 | 185,700 | 181,300 | | 182,767 |
| Preferential Land: | 0 | | | | 0 |

Transfer Information

Seller: MERCER, TED T. Date: 04/02/2001 Price: \$295,000
 Type: NON-ARMS LENGTH OTHER Deed1: /02839/ 00318 Deed2:
 Seller: MERCER, TED Date: 08/21/1987 Price: \$41,225
 Type: Deed1: /01440/ 00529 Deed2:
 Seller: VANDERCOOK, DAVID C & Date: 06/24/1983 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /01203/ 00189 Deed2:

Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2019 | 07/01/2020 |
|-----------------------------|-------|---------------------|---------------------|
| County: | 880 | 27,746.00 | 30,580.00 |
| State: | 880 | 27,746.00 | 30,580.00 |
| Municipal: | 880 | 27,746.00 30,580.00 | 27,746.00 30,580.00 |

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:

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 - 109743

Owner Information

Owner Name: YOUNG MEN'S CHRISTIAN ASSOCIATION OF FREDERICK COUNTY MARYLAND INC
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 1000 N MARKET ST
Deed Reference: /06904/ 00366
 FREDERICK MD 21701-4628

Location & Structure Information

Premises Address: 1016 N MARKET ST
 FREDERICK 21701-0000
Legal Description: LT 27 X 145
 1016 N. MKT. ST.
 FREDERICK

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|
| 0409 | 0004 | 0834C | 2030022.11 | 0000 | | | | 2020 | Plat Ref: |

Special Tax Areas: None

Town: FREDERICK CITY
Ad Valorem: 104
Tax Class: None

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 1924 | 1,080 SF | | 3,915 SF | |

| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---------|----------|----------|----------|---------|----------------|------------|-----------------------------------|
| 2 | YES | END UNIT | BRICK/ | 4 | 1 full/ 1 half | 1 Detached | |

Value Information

| | Base Value | Phase-in Assessments | | |
|--------------------|---------------|------------------------|------------------|------------------|
| | | Value As of 01/01/2020 | As of 07/01/2019 | As of 07/01/2020 |
| Land: | 79,900 | 87,300 | | |
| Improvements | 11,500 | 9,100 | | |
| Total: | 91,400 | 96,400 | 91,400 | 93,067 |
| Preferential Land: | 0 | | | 0 |

Transfer Information

| | | |
|---|-----------------------------|-------------------------|
| Seller: SPECHT, L. RAYHU & SARA E. | Date: 03/03/2008 | Price: \$270,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /06904/ 00366 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2019 | 07/01/2020 |
|-----------------------------|-------|-------------------|-------------------|
| County: | 880 | 3,909.00 | 4,000.00 |
| State: | 880 | 3,909.00 | 4,000.00 |
| Municipal: | 880 | 3,909.00 4,000.00 | 3,909.00 4,000.00 |

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:

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 - 015889 | | | | | | | | | |
| Owner Information | | | | | | | | | |
| Owner Name: | YOUNG MEN'S CHRISTIAN ASSOC OF FRED CO MD | Use: Principal Residence: | RESIDENTIAL NO | | | | | | |
| Mailing Address: | 1000 N MARKET ST FREDERICK MD 21701-4628 | Deed Reference: | /03213/ 01376 | | | | | | |
| Location & Structure Information | | | | | | | | | |
| Premises Address: | 1020 N MARKET ST FREDERICK 21701-0000 | Legal Description: | LT 50 X 375 1020 N. MKT. ST. FREDERICK | | | | | | |
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
| 0409 | 0005 | 0832C | 2030022.11 | 0000 | | | | 2020 | |
| Special Tax Areas: None | | | Town: | FREDERICK CITY | | | | | |
| | | | Ad Valorem: | 104 | | | | | |
| | | | Tax Class: | None | | | | | |
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use | | | | | |
| 1907 | 1,896 SF | | 27,000 SF | | | | | | |
| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements | | |
| 2 | YES | STANDARD UNIT | SIDING/ | 4 | 2 full | | | | |
| Value Information | | | | | | | | | |
| | | Base Value | Value | Phase-in Assessments | | | | | |
| | | | As of | As of | As of | | | | |
| | | | 01/01/2020 | 07/01/2019 | 07/01/2020 | | | | |
| Land: | | 108,500 | 115,500 | | | | | | |
| Improvements | | 28,100 | 28,200 | | | | | | |
| Total: | | 136,600 | 143,700 | 136,600 | 138,967 | | | | |
| Preferential Land: | | 0 | | 0 | | | | | |
| Transfer Information | | | | | | | | | |
| Seller: | ENGINEER'S DEPOT, LLC | Date: | 08/14/2002 | Price: | \$215,000 | | | | |
| Type: | ARMS LENGTH IMPROVED | Deed1: | /03213/ 01376 | Deed2: | | | | | |
| Seller: | DALLAVALLE, KAY | Date: | 02/05/1998 | Price: | \$0 | | | | |
| Type: | NON-ARMS LENGTH OTHER | Deed1: | /02377/ 00340 | Deed2: | | | | | |
| Seller: | AHALT, MILBURN R. & JESSIE V. | Date: | 05/13/1992 | Price: | \$160,000 | | | | |
| Type: | ARMS LENGTH IMPROVED | Deed1: | /01788/ 00867 | Deed2: | | | | | |
| Exemption Information | | | | | | | | | |
| Partial Exempt Assessments: | Class | | 07/01/2019 | 07/01/2020 | | | | | |
| 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: | | | | | | |