



FREDERICK

PLANNING

January 28, 2020

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

Re: 20-39ZD: Zoning Determination, 1014 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, 1014 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.

Ordinance G-08-15 (attached hereto) adopted on October 2, 2008 rezoned the Property to apply the IST floating zone, replacing the R8, Medium Density, base zone, subject to the condition that any future improvements to the Property are in accordance with the development regulations governing the base zoning of the Property at such time that the improvements are proposed.

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	As of
Land:	731,800	01/01/2020	731,800	07/01/2019	07/01/2020
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

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: EXEMPT
 Principal Residence: NO
 Mailing Address: 1000 N. MARKET STREET Deed Reference: /01452/ 00732
 FREDERICK MD 21701

Location & Structure Information

Premises Address: 1014 N MARKET ST Legal Description: LT 70 X 295
 FREDERICK 21701-0000 1014 N. MKT. ST.
 FREDERICK

Map: 0409 Grid: 0005 Parcel: 0835C Neighborhood: 2030022.11 Subdivision: 0000 Section: Block: Lot: Assessment Year: 2020 Plat No:
 Plat Ref:

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: Property Land Area: 20,650 SF County Use:

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

Value Information

	Base Value	Value		
		As of 01/01/2020	As of 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	254,767
Preferential Land:	0			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: 0409 Grid: 0005 Parcel: 0833C Neighborhood: 2030022.11 Subdivision: 0000 Section: Block: Lot: Assessment Year: 2020 Plat No:
 Plat Ref:

Special Tax Areas: None

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

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

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

Value Information

	Base Value	Value As of 01/01/2020	Phase-In Assessments	
			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
Mailing Address:	1000 N MARKET ST FREDERICK MD 21701-4628	Principal Residence: NO Deed Reference: /06904/ 00366
Location & Structure Information		
Premises Address:	1016 N MARKET ST FREDERICK 21701-0000	Legal Description: LT 27 X 145 1016 N. MKT. ST. FREDERICK
Map: 0409	Grid: 0004	Parcel: 0834C
Neighborhood: 2030022.11	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2020
Plat No:	Plat Ref:	
Special Tax Areas: None	Town: FREDERICK CITY	
	Ad Valorem: 104	
	Tax Class: None	
Primary Structure Built: 1924	Above Grade Living Area: 1,080 SF	Finished Basement Area:
Property Land Area: 3,915 SF	County Use:	
Stories: 2	Basement: YES	Type: END UNIT
Exterior: BRICK/	Quality: 4	Full/Half Bath: 1 full/ 1 half
Garage: 1 Detached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	79,900	87,300
Improvements:	11,500	9,100
Total:	91,400	96,400
Phase-in Assessments		
		As of 07/01/2019
		As of 07/01/2020
Preferential Land:	0	0
		91,400
		93,067
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
County:	880	3,909.00
State:	880	3,909.00
Municipal:	880	3,909.00 4,000.00
		07/01/2020
		4,000.00
		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:
0409	0005	0832C
Neighborhood:	Subdivision:	Section:
2030022.11	0000	
Block:	Lot:	Assessment Year:
		2020
Plat No:	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
1907	1,896 SF	
Property Land Area	County Use	
27,000 SF		
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	2 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2020
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
Land:	108,500	115,500
Improvements	28,100	28,200
Total:	136,600	143,700
Preferential Land:	0	136,600
		138,967
		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
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		0.00 0.00
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		