



FREDERICK

PLANNING

June 4, 2020

Meg Moon
CalAtlantic Title
7035 Albert Einstein Drive, Suite 200A
Columbia, MD 21046

Re: 20-509ZD Zoning Determination: Belle Air - 199 Baughmans Lane

Dear Ms. Moon:

In response to your letter dated May 22, 2020, Staff has prepared the following information:

The subject property containing 32+ acres is zoned R8, Medium Density Residential intended to provide for residences in an urban residential environment with a maximum density of eight dwellings per acre. The subject property known as Belle Air was designed as a Planned Neighborhood Development (PND) for a maximum of 220 units (26 single-family and 194 townhomes) at 6.8 units/acre. The PND design allows for flexibility in variation of lot sizes and required yards but without an increase in maximum density of development.

The Property contains 14 historic structures as part of the original Conley farm complex and a notable Mill House associated with an earlier use of the property. Two applications were reviewed for the placement of a Historic Preservation Overlay (HPO) over the significant and contributing structures. The farm complex area viewed from Belle Air Lane was placed within an HPO on July 17, 2014 and the HPO on the Mill House fronting on Baughman's Lane was approved on June 19, 2014 with the condition of relocation in order to preserve the structure.

The development was approved under Preliminary Plat (case PC18-401PSU) unconditionally approved on August 23, 2018, and Final Site Plan (case STF18-400FSI) unconditionally approved on August 31, 2018.

If you have any further questions, please do not hesitate to contact me at (301) 600-1718 or preppert@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,

Pam Reppert

Pam Reppert
City Planner

In Concurrence:



Joseph A. Adkins, AICP
Deputy Director for Planning

cc: Gabrielle Collard, Division Manager of Current Planning

May 22, 2020

City of Frederick
Attn: Planning Department
140 W Patrick Street
Frederick, Maryland 21701

RE: Zoning Verification Request
Taskers Chance, LOT 2
Tax Account: 02-031132
Map 407, Plat Reference 43/156
Premises Address per SDAT: 199 Baughmans Lane, Frederick, MD 21701

Planner or To Whom It May Concern:

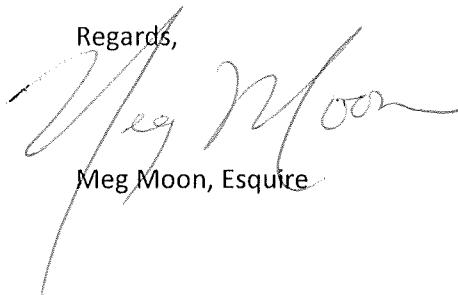
I am requesting your office to issue zoning verification on the above parcel which is to be resubdivided as *Belle Air Farm*. I have referenced the SDAT account which I believe is applicable. In addition, you will find a check in the amount of \$200.00 payable to the City of Frederick to cover fees.

Please email and send (or email) zoning verification letter to:

Attn: Meg Moon, Meg.moon@calatl.com
Calatlantic Title of Maryland, Inc.
7035 Albert Einstein Drive
Suite 200A
Columbia, Maryland 21046

Please call me directly at 301-466-0724 if you have any questions.

Regards,



Meg Moon, Esquire

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 - 031132

Owner Information
 Owner Name: FREDROCK PARTNERS LLC Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: 2661 RIVA RD Deed Reference: /10053/ 00166
 BLDG 300 C/O TIMOTHY S HOGAN
 ANNAPOLIS MD 21401-

Location & Structure Information
 Premises Address: 199 BAUGHMANS LN Legal Description: LT 2 SEC 2
 FREDERICK 21701-0000 32.096 ACRES
 TASKERS CHANCE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0407 0004 1766 2070073.11 0000 1 2020 Plat Ref:
 Town: FREDERICK CITY

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1780 4,811 SF 32.0900 AC

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	STONE/BLOCK	5	4 full/ 1 half		

Value Information

	Base Value	Phase-in Assessments		
		Value As of 01/01/2020	As of 07/01/2019	As of 07/01/2020
Land:	2,038,400	2,038,400		
Improvements	293,600	305,600		
Total:	2,332,000	2,344,000	2,332,000	2,336,000
Preferential Land:	0			0

Transfer Information

Seller: CONLEY CHARLES ETAL Type: NON-ARMS LENGTH OTHER	Date: 05/20/2014 Deed1: /10053/ 00166	Price: \$4,000,000 Deed2:
Seller: CONLEY, ALICE W. Type: NON-ARMS LENGTH OTHER	Date: 04/23/1996 Deed1: /02180/ 00999	Price: \$0 Deed2:
Seller: CONLEY, CHARLES WILLIAM & Type: NON-ARMS LENGTH OTHER	Date: 04/23/1996 Deed1: /02180/ 00993	Price: \$0 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