

Mayor

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March 28, 2019

Tristan Williams
Taft Mills Group
2217 Stantonsburg Road
Greenville, NC 27834

Re: ZD19-245: Zoning Determination, 499 W. Patrick Street

Dear Mr. Williams,

In response to your letter dated March 19, 2019, Staff has prepared the following information:

The subject property (the "Property") is zoned Downtown Commercial/Residential (DB). Per Section 401, Table 401-1 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. Multi-family dwelling units are permitted by right in the DB zoning district. The Property is surrounded by other DB zoned lands. The site is not located within the Historic Preservation Overlay or any other overlay zone within the City.

The site was approved under Final Site Plan PC17-524FSI for 42 multi-family dwelling units. The Plan was unconditionally approved on Dec. 22, 2017 in accordance with the City's Land Management Code (LMC). There were no variances, conditional use or special permits issued for this Property. There are also no open zoning, building or fire code violations on record. Beyond the improvements that will be constructed as part of the final site plan, there are no additional plans for public improvements that would result in the condemnation of land resulting in the acquisition of property.

If you have any further questions please do not hesitate to call me at (301) 600-3187 or email me at tbutler@cityoffrederick.com.

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,



Tierre Butler
City Planner

In Concurrence,



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

Cc: Chron File



March 19, 2019

Jessica Murphy
The City of Frederick Planning Department
Municipal Office Annex
140 West Patrick Street
Frederick, MD 21701

Re: 499 W. Patrick Street
Frederick, MD
Parcel: ID 1102096323

Dear Ms. Murphy,

I would like to request a zoning verification on the above referenced property located in Frederick, MD. Please find enclosed the check in the amount of \$200.00 as requested to process this request. Please incorporate the answers to the following questions in a letter on municipal letterhead.

- What is the current zoning classification of the property?
- Are there any overlay districts?
- Is this property a permitted use in this district?
- What are the abutting zoning districts?
- Are there any outstanding building, zoning or fire violations on file?
- Were any variances or special permits issued?
- Is there any record of any pending condemnation proceedings for the above referenced property? Are there any plans for construction, sidewalk improvements, etc that would cause this property to lose any land for improvements?
- Is this property listed as a Historical Property?

If you need further information, please do not hesitate to call me at (252)341-8150 or email at tristan@taftmillsgroup.com. Thank you in advance for your assistance on this matter!

Sincerely,

A handwritten signature in black ink, appearing to read 'Tristan', with a long horizontal line extending to the right.

Tristan D. Williams
Development Associate