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July 15, 2019

Miles & Stockbridge  
C/o Ms. Kristi Sharrer-Holland  
30 W. Patrick Street, Suite 600  
Frederick, Maryland 21701

**Re: ZD19-677: Zoning Determination Frederick Airport Park, Lot 8D**

Dear Ms. Sharrer-Holland,

In response to your letter dated June 27, 2019, Staff has prepared the following information:

The subject property (the "Property") is zoned Light Industrial (M1) and is also located within the Airport Overlay (AO). The M1 zoning district is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust, or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. The AO is an overlay zone that is designated for lands around the Frederick Municipal Airport to control land uses to address safety issues and to notify contract purchasers of noise and other impacts on lands near the airport. The Property is proposed to be used as a manufacturing facility. Per Section 404, Table 404-1, of the Land Management Code (LMC), the *Use Matrix*, "glass, ceramic products manufacturing and processing" are permitted "by right" in the M1 zoning district. The Property is surrounded by other M1 zoned properties.

A site plan (case PC18-795FSI) was approved on May 15, 2019 for the construction of a new 29,340sqft office/warehouse building on Lot 8C and a 39,650sqft glass manufacturing building on Lot 8D. There are no variances, special permits, or conditions that apply to the Property. There are also no zoning, building or fire code violations on record that affect the Property.

If you have any further questions please feel free to contact me at (301) 600-3187 or by email me at [tbutler@cityoffrederick.com](mailto: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.*

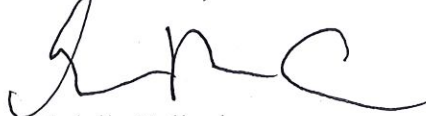
*This determination applies solely to the referenced property and is not binding upon the City, the Zoning Administrator or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property. Please be advised 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,



Terre Butler  
Planner II

In Concurrence,



Gabrielle Collard  
Division Manager of Current Planning

Cc:

Joe Adkins, Deputy Director for Planning/Zoning Administrator  
Chron File  
DET PROJ

19-677



**TRANSMITTAL LETTER**

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June 27, 2019

**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: UPG of Maryland, LLC  
 Property: Lot 8D of Frederick Airport Park, Per Plat Book 102, page 52,  
 Bowmans Farm Road, Frederick, MD 21701  
 Tax Account: 02-598889

**ITEMS ENCLOSED/MESSAGE:**

In connection with the anticipated construction on the above-referenced property by UPG of Maryland, LLC, enclosed please find Check #1650 payable to the City of Frederick in the amount of \$200.00, which represents the fee to render a zoning compliance/determination letter. A sample letter is enclosed for your reference, as well as a copy of the tax assessment sheet.

Once the letter has been generated, please email a copy of same to me at [kholland@milesstockbridge.com](mailto: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 in this matter.

Very truly yours,

MILES & STOCKBRIDGE P.C.

BY: *Kristi Sharrer-Holland*  
 Kristi Sharrer-Holland, Paralegal (7/16)

Encl./mal

30 WEST PATRICK STREET, SUITE 600 | Frederick, MD 21701-6903 | 301.662.5155 | [milesstockbridge.com](http://milesstockbridge.com)  
 Writers Direct Dial: 301-698-2331 Email address: [kholland@milesstockbridge.com](mailto:kholland@milesstockbridge.com)  
 BALTIMORE, MD • EASTON, MD • ROCKVILLE, MD • TOWSON, MD • TYSONS CORNER, VA • WASHINGTON, D.C

June 27, 2019

UPG of Maryland, LLC  
108 Grundman Drive  
Butler, PA 16001

Laurel Capital Corporation  
6600 Brooktree Court  
P.O. Box 839  
Wexford, PA 15090-0839

Owner: UPG of Maryland, LLC  
Property: Lot 8D of Frederick Airport Park, Per Plat Book 102, page 52,  
Bowmans Farm Road, Frederick, MD 21701  
Tax Account: 02-598889 (the "Property")

To Whom it May Concern:

This letter is written to confirm that the above-referenced Property and the established uses of the Property are in compliance with the City of Frederick Land Management Code and all rules and regulations of the City of Frederick.

The Property is zoned \_\_\_\_\_ . The use of the Property as a manufacturing facility is permitted within this Zoning district.

There are no outstanding citations or violations for the use or any structures located on the Property.

Should you have any questions or need any further assistance, please do not hesitate to contact me.

Sincerely,

THE CITY OF FREDERICK

By: \_\_\_\_\_  
Joe Adkins, Acting Deputy  
Director for Planning