

Joseph Adkins, AICP
Deputy Director



Michael C. O'Connor
Mayor

FREDERICK

PLANNING

August 23, 2021

Kyle Cyphert
Taft Mills Group
P.O. Box 566
Greenville, NC 27834

Re: 21-931ZD, Zoning Determination, 511 W. South Street

Dear Ms. Lyles;

In response to your letter dated July 28, 2021, Staff has prepared the following information:

The subject property, 511 W. South Street, (the "Property"), is zoned DB (Downtown Commercial/Residential). 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. To encourage the implementation of this objective, certain parking requirements are relaxed for development or redevelopment in this district.

The surrounding zoning is also DB. Uses that would be allowed in the DB district can be found in Table 404-1, the *Use Matrix* in the LMC. The LMC can be found online at www.cityoffrederick.com. In a follow-up email on August 23, 2021, it was specified that the request is to determine whether multifamily uses are permitted on the property. Multifamily units are permitted in the DB district but must meet the density and dimensional requirements established in Section 405 of the LMC, such as minimum lot size, density, setbacks, etc.

There are no regulatory or building code violations pending on the Property 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
Deputy Director for Planning/Zoning
Administrator

cc: Gabrielle Collard, Division Manager of Current Planning



July 28, 2021

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

Re: 511 W South St
Frederick, MD 21701
Parcel: 1102117797

Dear Mr. Adkins,

I would like to request a zoning verification on the above referenced property located in Frederick, MD. 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 (330) 501-1726 or email me at kyle@taftmillsgroup.com. Thank you in advance for your assistance on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyle Cyphert'.

Kyle J. Cyphert
Development Associate