

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: 21-932ZD, Zoning Determination, 524 W. South Street

Dear Ms. Lyles;

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

The subject property, 524 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 to the north, east, and northwest corner of the Property is also DB. The zoning adjacent to the southwest corner of the Property is R6 (Residential-Medium Density). 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

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