



True Standard Distilling
10 N Carroll Street
Frederick, MD, 21701
601.214.7533

August 9, 2021

Dear Mr. Joe Adkins,

We are writing to request an official zoning determination on 10 N Carroll Street, Frederick, MD. This building was recently purchased by Crabby Bunch LLC to house a Small Scale Craft Distillery. The property was rezoned to Downtown Commercial/Residential (DB) in 2018 and is in the Historic Preservation Overlay. Per the Maryland Real Property Data Search, the building totals 8,210 square feet.

I appreciate your time.

Brian & Ashley Allen
Founders
Brian@truestandarddistilling.com
Ashley@truestandarddistilling.com

Attached:

Real Property Data Search
SpiresGIS Zoning Export
SpiresGIS Historical Export

Real Property Data Search (w4)

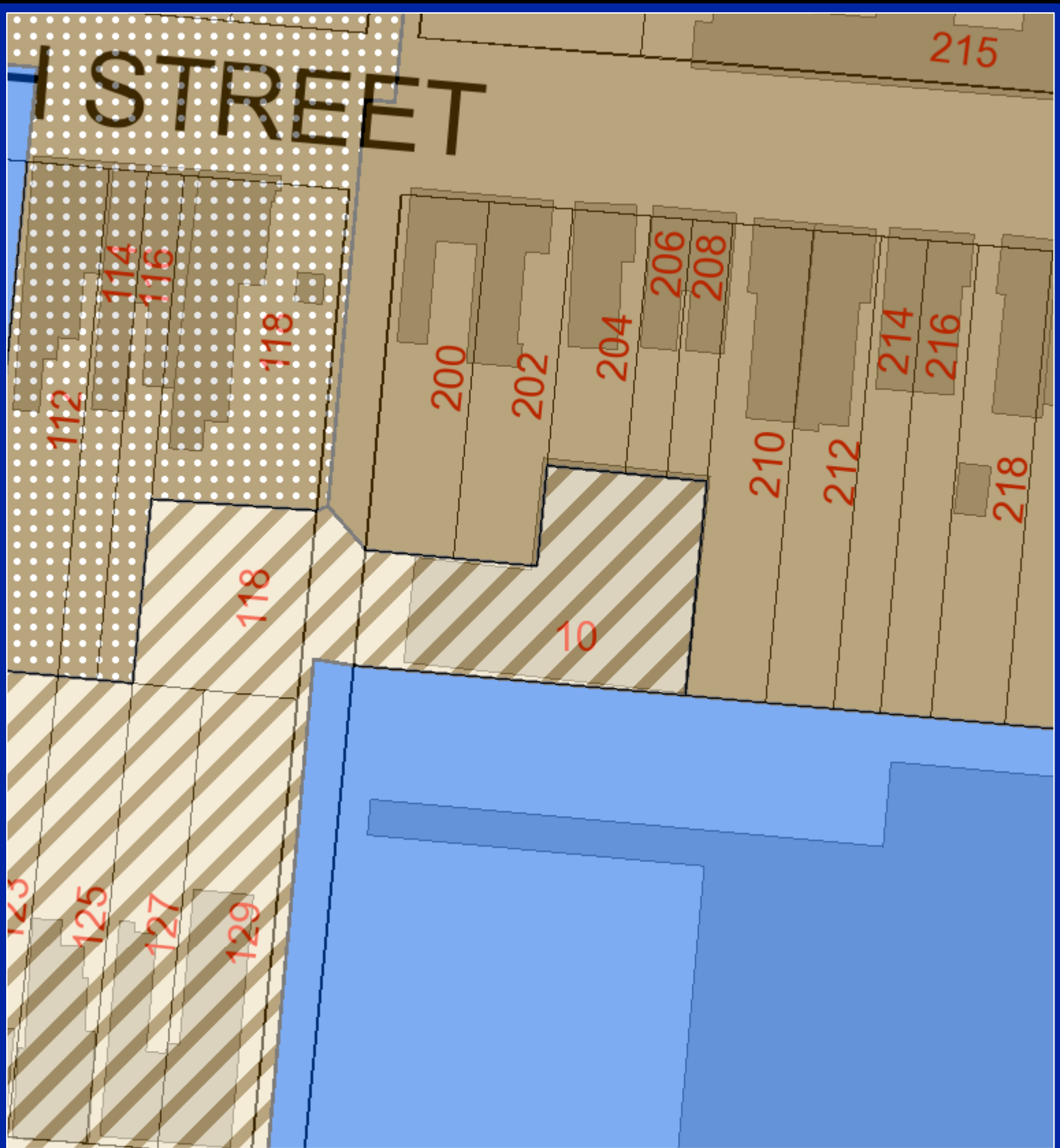
Search Result for FREDERICK COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 02 Account Number - 061295
Owner Information		
Owner Name:	10 NORTH CARROLL STREET LLC	Use: COMMERCIAL
Mailing Address:	14 PARK AVE GAITHERSBURG MD 20877-2916	Principal Residence: NO Deed Reference: /04386/ 00358
Location & Structure Information		
Premises Address:	10 N CARROLL ST FREDERICK 21701-0000	Legal Description: L 41X185 BK LT 42X62 10 N. CARROLL ST. FREDERICK
Map:	Grid:	Parcel:
067H	23	0290B
Neighborhood:	Subdivision:	Section:
20000.11	0000	
Block:	Lot:	Assessment Year:
		2020
Plat No:	Plat Ref:	
Town: FREDERICK CITY		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1860	8,210 SF	
		Property Land Area
		10,189 SF
County Use		
Stories	Basement	Type
		RETAIL STORE
		Exterior
		/
		Quality
		C3
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of
		01/01/2020
		Phase-in Assessments
		As of
		07/01/2021
		As of
		07/01/2022
Land:	263,900	288,900
Improvements	241,700	558,700
Total:	505,600	847,600
Preferential Land:	0	0
		733,600
		847,600
Transfer Information		
Seller: BERKOWITZ, PAUL & JOAN E.	Date: 02/03/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04386/ 00358	Deed2:
Seller: MASSER, WAYNE	Date: 05/22/1997	Price: \$275,000
Type: ARMS LENGTH MULTIPLE	Deed1: /02295/ 00121	Deed2:
Seller: HERMES, RONALD D.	Date: 06/30/1992	Price: \$165,000
Type: NON-ARMS LENGTH OTHER	Deed1: /01801/ 01122	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2021
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

Homeowners' Tax Credit Application Status: No Application **Date:**

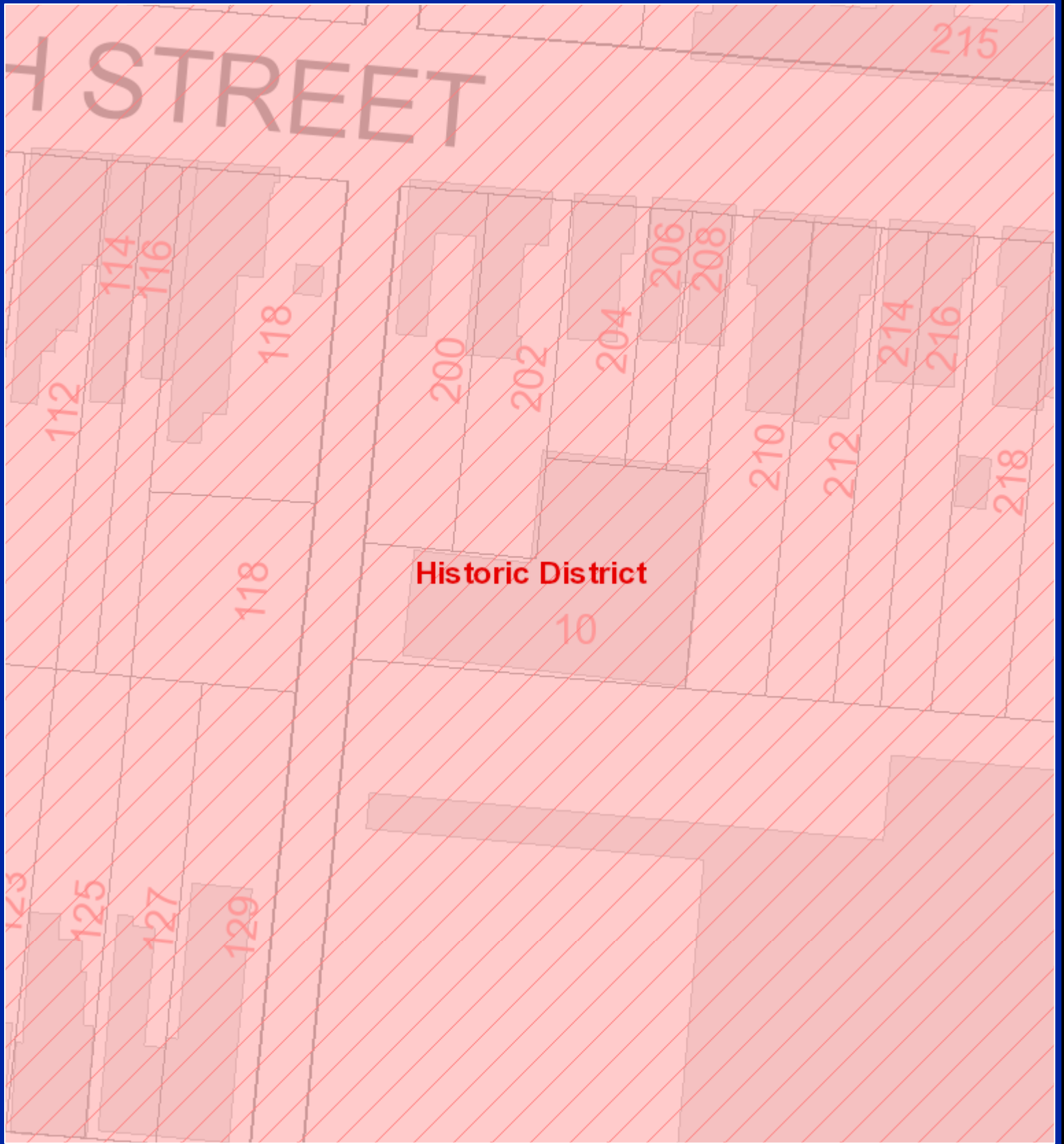
1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.



10 N Carroll Street

Date: 8/23/2021

Note: This map is prepared solely for the purpose of illustrating the City of Frederick. It should be used for no other purpose. Data on this map was prepared from several original sources and is subject to change as source data changes. This map is not a legal document. Maps produced by: SpiresGIS



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