



# FREDERICK

## PLANNING

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August 10, 2022

Radha Nathan, M.D.  
SNC LLC  
10604 Whiskey Road  
Ijamsville, MD 21754

**Re: 22-764ZD, Zoning Determination, 87 Thomas Johnson Drive**

Dear Dr. Nathan;

In response to your letter dated August 3, 2022, Staff has prepared the following information:

The subject property, 87 Thomas Johnson Drive, (the "Property") is zoned PB (Professional Business). Per Section 401, Table 401-1 of the Land Management Code (LMC), the purpose of this district is to provide for a provide land for high quality office, medical office, and research and development with limited retail, service, and residential uses. The intent of this designation is to enhance existing and future office lands by integrating uses that serve the businesses and employees in the office area and may include amenities or services such as meals, banks, personal services, housing, day care, recreation, and business support services.

Per your request, the recorded plat for the Property is attached and shows the site layout for the Property. Lastly, there are no known proceedings or active violation cases for the Property on record at this time.

If you have any further questions, please don't hesitate to contact me at (301) 600-4588 or [skelly@cityoffrederickmd.gov](mailto: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

3 August 2022

From:  
SNC LLC  
10604 Whiskey Road  
Ijamsville, MD 21754

To:  
Frederick Planning Department  
City of Frederick  
140, W Patrick Street  
Frederick MD 21701

Subject: Zoning determination Letter and copy of Plat

Request please provide a zoning determination letter and the Plat info for the property at 87 Thomas Johnson Drive Frederick MD. Thank you.

Sincerely yours,



Radha Nathan  
Managing Member

Please include zoning of property including any  
violations.  
Contact info:  
Cell # 301-788-4220  
Email: rappa@hotmail.com  
(RNFA@HOTMAIL.COM)