



FREDERICK

PLANNING

September 12, 2022

AmeriServ Financial Bank
Chicago Title Insurance Company
c/o Miles and Stockbridge
30 W. Patrick Street, Suite 600
Frederick, MD 21701

Stewart Title Guaranty Company
c/o Miles and Stockbridge
30 W. Patrick Street, Suite 600
Frederick, MD 21701

Re: 22-837ZD Zoning Determination: 112 Thomas Johnson Drive, Lot 4B

Dear Ms. Sharrer-Holland:

In response to your letter dated August 22, 2022, Staff has prepared the following information:

1. The subject property is zoned PB (Professional Business). Per Section 401, Table 401-1 of the Land Management Code (LMC), “The purpose of this zone is to 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.”
2. An ambulatory surgery center and medical office would fall under the land use classification of “Offices, Business & Professional” in Section 404, Table 404-1 of the LMC, the *Use Matrix* and are permitted in the PB zone.

3. Site plan PC20-1057FSI for the subject property was conditionally approved by the Planning Commission on May 10, 2021 and unconditionally approved by staff on June 6, 2022, in compliance with the LMC. The purpose of the site plan is for a professional/medical office building.
4. To staff's knowledge there are no outstanding building, zoning or fire violations associated with the subject property.

If you have any further questions please don't hesitate to contact me at (301) 600-1718 or preppert@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,

In Concurrence,

Pam Reppert



Pam Reppert
Planner III

Gabrielle Collard
Division Manager of Current Planning