



FREDERICK

PLANNING

September 30, 2022

Amy Sukeena
Shapiro Sher
250 West Pratt Street, Suite 2000
Baltimore, MD 21201

Re: 22-889ZD, Zoning Determination, 31 Consett Place, Unit 5H

Dear Ms. Sukeena:

In response to your letter dated September 12, 2022, Staff has prepared the following information:

The subject property, 31 Consett Place (the "Property"), is zoned R12 (Medium Density Residential). Per Section 401, Table 401-1 of the Land Management Code (LMC), the R12 District is intended to provide for residences in an urban residential environment with a maximum density of 12 dwellings per acre. In addition, this district is intended to accommodate a complement of residential support uses normally utilized during the daily activities of residents, to protect these areas from the encroachment of incompatible uses and to guide development within the district to occur in a manner that complies with the Comprehensive Plan.

There are no current 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
Development Review Planner II

In Concurrence,



Joseph A. Adkins, AICP
Deputy Director for Planning/Zoning
Administrator

cc: Gabrielle Collard, Division Manager of Current Planning



SHAPIRO SHER

Amy J. Sukeena

Paralegal

Direct - 410.385.4217

ais@shapirosher.com

250 West Pratt Street

Suite 2000

Baltimore, Maryland 21201

P 410.385.0202

F 410.539.7611

shapirosher.com

September 12, 2022

VIA ONLINE PORTAL

City of Frederick Government
Planning Department

Re: Request for Zoning Compliance Letters
Property Addresses: 15 Pendleton Court, Unit 12B, Frederick, MD 21701
31 Consett Place, Unit 5H, Frederick, MD 21701
7003 Rock Creek Drive, Frederick, MD 21701

To Whom It May Concern:

I am writing to request a letter of zoning compliance for each of the properties referenced above, to include (i) confirmation of its current zoning designation, and (ii) any violations of zoning ordinances/codes, if any. My citizen portal account name is: Amy Sukeena with email address: AJS@SHAPIROSHER.COM.

Please note that, upon your review, I will log into my account to pay the fees for these requests.

Please email a copy of the letter to my attention at: AJS@SHAPIROSHER.COM and place the original in the mail.

I appreciate your assistance with this matter. Please feel free to contact me if you have any questions or if I can be of any assistance.

Very truly yours,

Amy J. Sukeena

Enclosures

View Map		View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None									
Account Identifier:		District - 02 Account Number - 017016							
Owner Information									
Owner Name:		AT MARYLAND INVESTMENT PROP.				Use:		RESIDENTIAL CONDOMINIUM	
Mailing Address:		517 ADAMS DR APT 2 HOBOKEN NJ 07030-				Principal Residence:		NO	
						Deed Reference:		/10604/ 00251	
Location & Structure Information									
Premises Address:		31 CONSETT PL FREDERICK 21701-0000 UNIT: 5H				Legal Description:		UNIT S H BLD 5 PHS 1 31 CONSETT PL FREDERICK HGTS CONDO	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
077A	1	0151	2070052.11	0000			5H	2023	
Town: FREDERICK CITY									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1978									
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
		CONDO TH	/	0					
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2020	07/01/2022		07/01/2023		
Land:			55,000	55,000					
Improvements			135,000	135,000					
Total:			190,000	190,000	190,000				
Preferential Land:			0						
Transfer Information									
Seller: PETROV TODOR				Date: 06/19/2015			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed: /10604/ 00251			Deed2:		
Seller: QCS, LLC				Date: 03/24/2015			Price: \$175,000		
Type: ARMS LENGTH IMPROVED				Deed: /10445/ 00262			Deed2:		
Seller: IVANOVA MARIELA				Date: 03/12/2015			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed: /10427/ 00436			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2022		07/01/2023			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		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:				