



FREDERICK

PLANNING

September 30, 2022

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

Re: 22-890ZD, Zoning Determination, 7003 Rock Creek Drive

Dear Ms. Sukeena:

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

The subject property, 7003 Rock Creek Drive (the "Property"), is zoned R8 (Medium Density Residential). Per Section 401, Table 401-1 of the Land Management Code (LMC), The R8 District is intended to provide for residences in an urban residential environment with a maximum density of eight 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

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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 - 053217			
Owner Information					
Owner Name:	AT MARYLAND INVESTMENT PROPERTIES LLC		Use:	RESIDENTIAL	
Mailing Address:	47284 GRANDVIEW PL STERLING VA 20165-		Principal Residence:	NO	
			Deed Reference:	/11496/ 00475	
Location & Structure Information					
Premises Address:	7003 ROCK CREEK DR FREDERICK 21701-0000		Legal Description:	LT 314 SECT 2 0.20 A 7003 ROCK CREEK DR STONEGATE FARMS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
066E	24	1198	2070064.11	0000	
					Block:
					314
					Lot:
					2023
					Assessment Year:
					15 192
					Plat No:
					Plat Ref:
Town: FREDERICK CITY					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1977		996 SF		S96 SF	
				Property Land Area	
				8,713 SF	
				County Use	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
Split Foyer	YES	SPLIT FOYER	SIDING/	4	2 full/ 1 half
Value Information					
		Base Value		Value	
				As of	
				01/01/2020	
				74,700	
Land:					
					74,700
Improvements					138,700
					138,700
Total:					213,400
					213,400
Preferential Land:					0
Transfer Information					
Seller: IPMD LLC		Date: 11/14/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed: /11496/ 00475		Deed2:	
Seller: WILMINGTON TRUST NA T RU SBE		Date: 05/04/2016		Price: \$132,000	
Type: NON-ARMS LENGTH OTHER		Deed: /11118/ 00284		Deed2:	
Seller: HANELT WILLY		Date: 03/02/2016		Price: \$166,724	
Type: NON-ARMS LENGTH OTHER		Deed: /11013/ 00358		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:		