



FREDERICK

PLANNING

December 20, 2022

Lani Moala
Bock and Clark Corporation
222 E. Eufaula Street, Suite 140
Norman, OK 73069

Re: 22-1047ZD Zoning Determination: 69 Thomas Johnson Drive

Dear Ms. Moala:

In response to your letter dated November 2, 2022, Staff has prepared the following information:

1. The subject property is zoned PB (Professional Business) zone. 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. The various uses have been identified located at the subject address and are permitted in the PB zone under “Offices, Business and Professional” per the Land Management Code (LMC) Use Matrix Table 404-1. Without a specific use identified for compliance, staff used websites for information.
2. Adjacent properties zones are as follows: North – PB, South – PB, West – R12 (Medium Density Residential), and East with PB and MO (Manufacturing/Office) properties.
3. According to SDAT (State Department of Assessment and Taxation), the structure on site was built in 2000 as a medical office building. This predates the 2005 LMC and therefore, any variances or associated site plan conditions are now deemed legally nonconforming.

4. Staff has no knowledge of code, zoning or fire violations associated with the site.
5. Records show certificate of occupancy number 90-269; however, these records are also too old for retrieval.

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,

Pam Reppert

Pam Reppert
Planner III

In Concurrence,

Joe Adkins

Joseph A. Adkins, AICP
Deputy Director for Planning

From: [Lani Moala](#)
To: [City ZBA Plans](#)
Subject: Property Address: 69 Thomas Johnson Drive , Frederick , MD
Date: Wednesday, November 2, 2022 8:56:59 AM
Attachments: [Template-11.2.22.pdf](#)

Caution External Email: This email originated from outside of the City of Frederick. Do not respond, click links, or open attachments unless you recognize the sender and know the content is safe.

November 2, 2022

**Subject Property: 69 Thomas Johnson Drive
Frederick, MD 21702**

Tax ID: 1102189984

Dear Municipality Official,

At our client's request, we are seeking the following information:

0. **Zoning Compliance/Verification Letter:** Please supply a letter (or use the enclosed template and copy onto letterhead) stating in which zoning district the subject property is currently located, if there are any overlay districts applicable to the subject property, permissiveness of current use and any compliance information you may be able to provide. Please use municipality letterhead, or, if this is not possible for some reason, please enclose a municipality fax coversheet showing that the zoning letter is enclosed.
0. **Adjacent Property Designations and Uses (if known):** Current zoning district in which properties adjacent to the subject property (North, South, East & West) are located.
1. **Any Variances, Special Permits, Conditions, etc:** Please note the existence of these items as they relate to the subject property and supply documentation, if available.
2. **Code Violations:** Please note whether or not there are currently any open/outstanding zoning, building or fire code violations of record that apply to the subject property
3. **Certificates of Occupancy:** Please supply copies of any existing certificates of occupancy for the subject property. If none are available, please state the reason for this and whether there is any expected enforcement action due to the lack of certificate copies.
4. **Approved Site Plan and/or Conditions of Approval,** if applicable: Please supply available documents, particularly if the subject property is located in a Planned Development.

Please advise us at your earliest convenience of any additional fees or forms, if any of these items is not available or if I should be directing any portion of my request to another party. We are on a

strict timeline, and your prompt attention to this request is greatly appreciated. Upon completion, please forward the information via email or **toll free fax (877) 253-1897**. We truly appreciate your help with this request and look forward to your reply. Please feel free to contact me **toll-free at (800) 787-8390 x 215** or via email at Lani.Moala@NV5.com with any questions or concerns you may have regarding this request.

Thank you very much for your assistance!

Lani Moala

Lani Moala, Bock & Clark Corporation, an NV5 Company

Lani Moala | Training Supervisor | Real Estate Transaction Services | **NV5**
[222 E. Eufaula St., Suite 140 | Norman, OK 73069](#) | P: 800.787.8390 ext. 15215
Lani.Moala@NV5.com

Please Note: NV5/Bock & Clark is currently in the process of transitioning its brand to **NV5 Real Estate Transaction Services**. More details can be found on our [website](#)

[Electronic Communications Disclaimer](#)