



# FREDERICK

## PLANNING

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February 1, 2023

Kristi Sharrer-Holland  
Miles & Stockbridge  
30 W Patrick Street, Suite 600  
Frederick, MD 21701

**Re: 23-78ZD Zoning Determination: 7630 Hayward Road**

Dear Ms. Sharrer-Holland:

In response to your letter received on January 23, 2023, Staff has prepared the following information:

1. The subject property is zoned M1 (light industrial) “intended to provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate for this zone.”
2. Final Site Plan (PC-1163FSI) was unconditionally approved on January 10, 2022, for a 120,460 s.f. self-storage facility, in accordance with the Land Management Code (LMC) regulations and Table 404-1 *Use Matrix*.
3. Staff has no knowledge of any zoning, building 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](mailto: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



**TRANSMITTAL LETTER**

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January 13, 2023

VIA EMAIL  
TO: Mr. Joseph Adkins, Deputy Director of Planning  
The City of Frederick  
Planning Department  
140 W. Patrick St.  
Frederick, MD 21701

FROM: Kristi Sharrer-Holland, Paralegal

RE: Zoning Verification Letter for Lot 26, Section One, Frederick Electronics, per Plat Book 91, page 162, known by street address as 7630 Hayward Road, Frederick, Maryland 21701  
(Tax ID No. 02-161125)

**ITEMS ENCLOSED/MESSAGE:**

In connection with a financing transaction for the above-referenced property, this is a request for a zoning compliance/determination letter for the above parcel. I understand that the fee charged by the City of Frederick for the issuance of this letter is \$200 which I will pay via the Citizen Access Portal once it is charged and I am prompted. A sample form of the requested Zoning Letter is attached for your reference, as well as a copy of the tax assessment sheet.

Once the letter has been generated, please email it to me at [kholland@milesstockbridge.com](mailto:kholland@milesstockbridge.com)) and kindly send the original to me by regular mail.

If you have any questions or need any additional information, please give me a call at 301.698.2331. Thank you in advance for your prompt attention to this matter.

Very truly yours,

MILES & STOCKBRIDGE P.C.

BY: *Kristi Sharrer-Holland*  
Kristi Sharrer-Holland, Paralegal

[DATE]

First United Bank & Trust  
Stewart Guaranty Title Insurance Company  
c/o Miles & Stockbridge P.C.  
30 W. Patrick St., Suite 600  
Frederick, Maryland 21701  
Attn: Kristi Sharrer-Holland, Paralegal

Re: Lot 26, Section One, Frederick Electronics per Plat Book 91, page 162, owned by Freedom Court, LLC by Deed dated November 25, 2013, and recorded among the Land Records of Frederick County, Maryland in Liber 9865, folio 451, having an address of 7630 Hayward Road, Frederick, Maryland 21701 (the "Property")  
Map 057H, Parcel 1140, Tax ID# 02-161125

To the Parties Addressed:

The undersigned hereby certifies with respect to the Property described above as follows:

1. The zoning classification of the Property is \_\_\_\_\_.
2. The use of the Property for a mini-storage facility is permitted under the above zoning classification and applicable zoning ordinances and complies with relevant building codes, ordinances and regulations.
3. Our office is not aware of any current or outstanding zoning citations or violations of the zoning ordinance, permitted uses or building codes pertaining to the Property.

Should you have any questions or need any further assistance, please do not hesitate to contact me.

Sincerely,

THE CITY OF FREDERICK

By: \_\_\_\_\_  
Joe Adkins, Deputy Director of Planning

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

**Special Tax Recapture:** None

**Account Identifier:** District - 02 **Account Number -** 161125

**Owner Information**

**Owner Name:** FREEDOM COURT LLC **Use:** COMMERCIAL  
**Principal Residence:** NO  
**Mailing Address:** 7420 HAYWARD RD **Deed Reference:** /09865/ 00451  
 SUITE 203  
 FREDERICK MD 21702-

**Location & Structure Information**

**Premises Address:** 7630 HAYWARD RD **Legal Description:** LOT 26A SECT. 1  
 FREDERICK 21701-0000 4.84 ACRES  
 FREDERICK ELECTRONICS

<b>Map:</b> 057H	<b>Grid:</b> 6	<b>Parcel:</b> 1140	<b>Neighborhood:</b> 30002.11	<b>Subdivision:</b> 0000	<b>Section:</b> 1	<b>Block:</b> 26A	<b>Lot:</b> 2021	<b>Assessment Year:</b> 2021	<b>Plat No:</b> 41 111	<b>Plat Ref:</b> 91/ 162
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**Town:** FREDERICK CITY

<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>
1963	71,773 SF		4.8400 AC	

<b>Stories Basement Type</b>	<b>Exterior Quality Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>
STORAGE WAREHOUSE /	C3		

**Value Information**

	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>	
		As of	As of	As of
<b>Land:</b>	726,500	726,500	07/01/2022	07/01/2023
<b>Improvements</b>	920,600	705,600		
<b>Total:</b>	1,647,100	1,432,100	1,432,100	1,432,100
<b>Preferential Land:</b>	0	0		

**Transfer Information**

<b>Seller:</b> BOARD OF COUNTY COMMISSIONERS	<b>Date:</b> 11/27/2013	<b>Price:</b> \$1,371,714
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /09865/ 00451	<b>Deed2:</b>
<b>Seller:</b> FREDERICK COUNTY BOARD OF EDUCAT	<b>Date:</b> 04/24/2013	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /09505/ 00046	<b>Deed2:</b>
<b>Seller:</b> PLANTRONICS, INC.	<b>Date:</b> 03/30/1990	<b>Price:</b> \$3,632,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /01634/ 00775	<b>Deed2:</b>

**Exemption Information**

<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2022	07/01/2023
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	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:**