



FREDERICK

PLANNING

February 17, 2023

Kevin Musheno
Potkin, Williamowsky & Pillay, LLC
4725 Wisconsin Avenue, NW, Suite 250
Washington, DC 20016

Re: 23-93ZD, Zoning Determination, 300 East Patrick Street

Dear Mr. Musheno:

In response to your letter dated January 30, 2023, Staff has prepared the following information:

The subject property, 300 East Patrick Street (the "Property"), is zoned DB (Downtown Commercial/Residential). Per Section 401, Table 401-1 of the Land Management Code (LMC), the DB district is intended to encourage the development of the Center City's commercial areas. It allows most office and retail activities as well as high density residential uses. To encourage the implementation of this objective, certain parking requirements are relaxed for development or redevelopment in this district. The Property is also located in the Carroll Creek Overlay (CCO). The purpose of this overlay district is to reinforce the planned high-quality, pedestrian-friendly environment and control signage and visual clutter along the Carroll Creek Corridor, an important focal point and economic development area of downtown Frederick. The surrounding zoning is DB, HPO (Historic Preservation Overlay district), and CCO.

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
City Planner

In Concurrence,



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

cc: Gabrielle Collard, Division Manager of Current Planning

LAW OFFICES

POTKIN, WILLIAMOWSKY & PILLAY, PLLC

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ANAND PILLAY
KEVIN MUSHENO
JOHN DRISCOLL, III

January 30, 2023

City of Frederick
Planning Department
zbadigital@cityoffrederickmd.gov

Dear City of Frederick Planning Department:

Please provide us with a zoning determination letter for the real property located at 300 East Patrick Street, Frederick, Maryland (Tax Parcel IDs # 02-164779 & 02-088436) (the "Property"). Please include the zoning district for the Property, the permitted uses for such zoning district and any outstanding zoning or building code violations at the Property.

Please do not hesitate to call if you have any questions regarding this request.

Sincerely,

Potkin, Williamowsky & Pillay, LLC

By: /s/ Kevin Musheno
Kevin Musheno