



FREDERICK

PLANNING

March 23, 2023

15 Ninth Avenue North
Hopkins, MN
55343

Re: 23-236ZD: 77 Thomas Johnson Drive

Dear Mrs. Stockinger:

In response to your letter dated March 10th and your subsequent March 20th email, Staff has prepared the following information:

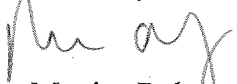
1. The property at 77 Thomas Johnson Drive is zoned PB, which is Professional Business. According to Section 401 of the Land Management Code, the purpose of this district is to “provide land for high quality office, medical office, and research and development with limited retail, service and residential 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.” Per Table 404-1 of the LMC, professional and medical offices are permitted by right in the PB zone.
2. The proposed denture processing part of the office will be secondary to direct patient care, and will not include denture manufacture. Fit adjustments will be made on site and will not require heavy manufacturing equipment. Applicant states that no noise will be loud enough to be a nuisance through shared walls. This use is considered a medical laboratory and is also permitted by right in the PB zone.
3. The City of Frederick Planning and Zoning does not regulate the use of medical gas on site when used in conjunction with normal medical operations.

If you have any further questions please don't hesitate to contact me at (301) 600-1770 or mrobyns@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,



Monica Robyns
City Planner

In Concurrence,



Joseph A. Adkins, AICP
Deputy Director for Planning

cc: Gabrielle Collard, Division Manager of Current Planning



REQUEST FOR ZONING VERIFICATION

DATE: March 10th, 2023

TO: **PLANNING DEPARTMENT**
140 W Patrick Street
Frederick, MD 21701
(301) 600-1499

REFERENCE: **ADVANCED DENTAL IMPLANT CENTERS – FREDERICK, MD**

FROM: Samantha Stockinger
Wilkus Architects, PA
15 Ninth Avenue North
Hopkins, MN 55343
(952) 843-7051

Can you please provide a zoning verification letter stating Advanced Dental Implant Centers is an approved use in the zoning district?

ADDRESS: 77 Thomas Johnson Dr. Ste. D
Frederick, MD 21702

Advanced Dental Implant Centers is looking to move into this location. This is a dental practice that will provide ancillary denture preparation work and ancillary activities to dentures (extractions and other medical procedures) and may include digital x-rays, tooth extraction, and dental implants for dentures. This also includes an onsite denture processing area.

The practice does use Medical Gas (local anesthesia only).

Please let me know if you have any questions or need any additional information.

Cc: