



FREDERICK

PLANNING

June 16, 2023

Maria Cofano
The Planning and Zoning Resource Company
1300 S Meridian Avenue, Suite 400
Oklahoma City, OK 73108

Re: PZ23-584ZD Zoning Determination: 8421 Broadband Drive

Dear Ms. Cofano:

In response to your letter dated June 7, 2023, Staff has prepared the following information:

1. The property is currently zoned MXE (Mixed Use Employment Center), a floating zone designation applied to the property for the purpose of providing a mixture of uses, including commercial, employment, recreational, civic and/or cultural uses in a well integrated manner (§405).
2. The MXE development is regulated under the Land Management Code (LMC) Section 418. In accordance with Section 418(b) of the Land Management Code (LMC), a master plan divides the Riverside Corporate Park into four (4) separate land uses: Civic/Institutional/Cultural, Recreation, Commercial and Employment areas. The subject property was designated under the commercial category. Per Section 418(b)(3), the commercial category permits by right those uses which are permitted in the GC (General Commercial) zone per Section 404, Table 404-1, the Use Matrix.
3. The subject property also has an unconditionally approved final site plan, PC18-1112FSI for Lots 257A and 257B; this address is under Lot 257A. The site is therefore considered compliant with all regulations and any modifications granted approval during the site plan review and approval are also compliant.

4. As part of the MXE development the site and the structures thereon are subject to design guidelines which are recorded in the Frederick County Land Records (L.2669 F.918).
5. The adjacent properties are all within the Riverside MXE zoning.
6. There are no outstanding zoning or building code violations to staff's knowledge.
7. Per LMC Section 902 Nonconforming Structures, "*In all other districts (excluding DR, DB, DBO), any building destroyed, damaged, or deteriorated by any means to the extent of 50 percent or more of its market value, or if relocated, no such structure shall be reconstructed or relocated except in conformance with this Code.*"

If you have any further questions please do not hesitate to call me at (301) 600-1718 or email me at preppert@cityoffrederick.com.

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



The Planning & Zoning Resource Company

1300 South Meridian Avenue, Suite 400, Oklahoma City, OK 73108
Telephone (405) 840-4344 · Fax (405) 840-2608
Toll Free (800) 344-2944
Ext: 4516

Please fax to my direct fax number:

To: Planning Department
Fax:
Email: zbadigital@cityoffrederickmd.gov
Date: 6/7/2023
Subject: Zoning letter
Ref. Number 166668-1
RE: Riverside Tech Park, 8411, 8421, 8431 Broadband Drive; and 1750 Monocacy Boulevard, Frederick, Maryland
Add'l Info: Tax Id 1102599721 and 1102244160
Lot numbers (068A 13 0172)

Attached is our request for property information on the above-mentioned property. Please copy it onto your letterhead, provide the requested information, sign and return to me via either my direct fax, shown above, or via email to: Maria.Cofano@pzs.com

It is my understanding that there will not be fees associated with this request. Please be advised that the total fees are not to exceed \$200.00 without my approval. If you should expect the fees to exceed this amount, please notify me as soon as possible. Furthermore, any additional costs associated with this request must be approved, in writing, prior to their incurrence.

Thank you in advance for your time and consideration on the above matter. If there are any questions you are unable to answer please let me know who I should contact. If you have any questions or concerns, do not hesitate to contact me at the toll free number 800-344-2944, extension 4516. You may also reach me by email at: Maria.Cofano@pzs.com

Sincerely,
Maria Cofano

The Planning & Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108

6/7/2023

ATTN: Maria Cofano

Ref. No. 166668-1

RE: Riverside Tech Park, 8411, 8421, 8431 Broadband Drive; and 1750 Monocacy Boulevard, Frederick, Maryland

Add'l Info. Tax Id 1102599721 and 1102244160
Lot numbers (068A 13 0172)

The current zoning classification for the subject property is: _____

Adjacent property zoning designations:

North: _____

South: _____

East: _____

West: _____

Is the subject property part of a Planned Unit Development?

_____ Yes, part of a PUD (See comment)

_____ No, not part of a PUD

Comment: _____

Is the subject property part of an Overlay District?

_____ Yes, within an Overlay District

_____ No, not within an Overlay District

Comment: _____

The subject property is currently regulated by:

_____ Section _____ of the Zoning Ordinance

_____ Planned Unit Development Ordinance No. _____ (copy attached)

_____ Site Plan Approval Case No. _____ (copy of plan and case attached)

Comment: _____

According to the zoning ordinances and regulations for this district, the use of the subject property is a:

_____ Permitted Use by Right

_____ Permitted Use by Special/Specific Use Permit

_____ Copy Attached

_____ Copy Not Available (see comment)

_____ Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)

_____ Non-Permitted Use

Comment: _____

The subject structure(s) was developed:

- _____ In accordance with Current Zoning Code Requirements and is
- _____ Legal Conforming
- _____ Non-Conforming (see comments)
- _____ In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal
- _____ Non-Conforming to current zoning requirements
- _____ Prior to the adoption of the Zoning Code and is
- _____ Grandfathered/Legal Non-conforming to current zoning requirements.
- _____ In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming
- _____ issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment: _____

Information regarding variances, special permits/exceptions, ordinances or conditions:

- _____ There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property
- _____ The following apply to the subject property (see comments):
- _____ Variance - Documentation attached or is otherwise, no longer available (see comment)
- _____ Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
- _____ Ordinance Documentation attached or is otherwise, no longer available (see comment)
- _____ Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: _____

Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- _____ May be rebuilt in the current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable.
- _____ May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations, or requirements. Please see section _____ of the current zoning code/ordinance for details.

Comment: _____

To the best of your knowledge, do your records show any unresolved zoning code violations?

- Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made

To the best of your knowledge, do your records show any unresolved building code violations and/or complaints?

- Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- No, there are no open violations on file in our records.

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Site Plan Information:

_____ The subject property was not subject to a site plan approval process.

_____ The subject property was subject to site plan approval: a copy of the approved site plan is attached.

_____ The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (was lost or destroyed). All other existing documents applicable to site plan approval for the site are attached if available.

_____ An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.

_____ Other, (as noted here): _____

Please call the undersigned at _____, extension _____ if you have questions or concerns.

Sincerely:

Name: _____

Department: _____

Title: _____

Email: _____



The Planning & Zoning Resource Company

1300 South Meridian Avenue, Suite 400, Oklahoma City, OK 73108
Telephone (405) 840-4344 · Fax (405) 840-2608
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Fax:
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- _____ Other, (as noted here): _____

Please call the undersigned at _____, extension _____ if you have questions or concerns.

Sincerely:

Name: _____ Department: _____
Title: _____ Email: _____

Real Property Data Search ()
Search Result for FREDERICK COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture:** None**Account Identifier:** District - 02 Account Number - 599721**Owner Information****Owner Name:** RIVERSIDE TECHNOLOGY PARK V LLC **Use:** COMMERCIAL
Principal Residence: NO**Mailing Address:** C/O ST JOHN PROPERTIES
2560 LORD BALTIMORE DR
BALTIMORE MD 21044-
Deed Reference:**Location & Structure Information****Premises Address:** 8431 BROADBAND DR
0-0000
Legal Description: LOT 257B
5.78 ACRES
RIVERSIDE CORPORATE PARK**Map:** 068A **Grid:** 13 **Parcel:** 0172 **Neighborhood:** 20000.11 **Subdivision:** 9850 **Section:** **Block:** **Lot:** 257B **Assessment Year:** 2023 **Plat No:**
Plat Ref: 103/ 67**Town:** FREDERICK CITY**Primary Structure Built:** 2021 **Above Grade Living Area:** 72,196 SF **Finished Basement Area:** **Property Land Area:** 5.7800 AC **County Use:** 000000**Stories Basement Type:** INDUSTRIAL FLEX SPACE **Exterior Quality:** BRICK/ C3 **Full/Half Bath:** **Garage:** **Last Notice of Major Improvements:** 2022**Value Information**

	Base Value	Value		Phase-in Assessments	
		As of	As of	As of	As of
Land:	1,384,700	01/01/2023	07/01/2022	07/01/2023	
Improvements	5,260,300	01/01/2023			
Total:	6,645,000	7,638,200	6,645,000		6,976,067
Preferential Land:	0	0			

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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	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:**

Real Property Data Search ()

Search Result for FREDERICK COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture:** None**Account Identifier:** District - 02 Account Number - 244160**Owner Information**

Owner Name: RIVERSIDE TECHNOLOGY PARK V LLC **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: C/O ST JOHN PROPERTIES **Deed Reference:** /13189/ 00491
 2560 LORD BALTIMORE DR
 BALTIMORE MD 21044-

Location & Structure Information

Premises Address: 8411 BROADBAND DR **Legal Description:** LOT 257A
 0-0000 6.83 ACRES
 RIVERSIDE CORPORATE PARK

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 068A 13 0172 20000.11 0000 257 2023 Plat Ref: 103/ 67

Town: FREDERICK CITY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2021	71,600 SF		6.8300 AC	000000

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		LOFT	COM BRICK/	C3			2023

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments	
			As of 07/01/2022	As of 07/01/2023
Land:	1,636,300	1,636,300		
Improvements	7,099,500	8,102,300		
Total:	8,735,800	9,738,600	7,178,300	9,070,067
Preferential Land:	0	0		

Transfer Information

Seller: MONOCACY COMMERCIAL LLC	Date: 09/05/2019	Price: \$3,000,000
Type: ARMS LENGTH VACANT	Deed1: /13189/ 00491	Deed2:
Seller: MONOCACY COMMERCIAL LLC	Date: 09/05/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13189/ 00480	Deed2:
Seller: WELLINGTON COMMERCIAL HOLDINGS LLC	Date: 01/04/2013	Price: \$3,900,000
Type: ARMS LENGTH VACANT	Deed1: /09293/ 00414	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	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:**