



FREDERICK

PLANNING

June 28, 2023

CR River, LLC
4600 Wedgewood Blvd, Suite A
Frederick, MD 21703

McNees Wallace & Nurick LLC
Attn: Noel Manalo, Esq.
8490 Progress Drive, Suite 225
Frederick, MD 21701

**Re: ZONING DETERMINATION 23-679ZD:
RIVERSIDE CORPORATE PARK – LOT 407A – 8501 Progress Drive**

To the Parties Addressed:

In response to your letter dated June 27, 2023, Staff has prepared the following information:

1. The subject property is zoned Mixed Employment (MXE) which is a floating zone classification. Per Section 401 of the Land Management Code (LMC), the purpose of this district is to encourage the incorporation into larger industrial/light industrial developments of a compatible mixture of commercial, employment, recreational, civic and/or cultural uses, and limited multi-family residential use in larger developments, which are developed under an overall master plan of the unified planned development. The primary objective for a property developed under the Mixed Use Employment Center (MXE) zoning district is to provide for a mixture of uses in an integrated manner while encouraging efficient use of the land, in an environment that ensures the integration and compatibility of the project with existing and proposed surrounding developments, while acting as a focal point for the area of the City in which the MXE is proposed.

The property is also located within the Airport Overlay District (AO) which is established based on proximity to the Frederick Municipal Airport in order to control land uses to address safety issues and to notify contract purchasers of noise and other impacts on lands near the airport.

2. Overall, the MXE district offers a wide variety of permitted uses ranging from commercial and retail, to industrial, institutional, and even some limited residential uses. A complete listing can be found in the Use Matrix, Table 404-1 of the LMC. The types of use (i.e. commercial, employment, residential) permitted on this specific parcel is determined by the land use designation established at the time of the MXE Phase II: Execution Plan. During approval of this plan areas covered under the MXE master plan were designated lands as commercial, employment, recreational, or civic/institutional and cultural. This particular lot is slated for employment uses and as such, only those uses that are permitted in the MO, (Manufacturing/Office) or M1 (Light Industrial) are permitted on the property. Office and research labs are permitted use within these zones.
3. The site was constructed in accordance with the most recently approved Site Plan PC07-427FSI. The lot and site plan are in compliance with the M1 zoning for which the MXE is to adhere to, in accordance with 2005 Land Management Code.
4. A certificate of occupancy was issued under permit #07-2431 for Charles River Labs on September 17, 2008.
5. To staff knowledge there are no outstanding building, fire or code violations associated with the property.

If you have any further questions please don't hesitate to call me at (301) 600-1718 or email me at 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

Pamela Reppert
Planner III

In Concurrence,

Joe Adkins

Joe Adkins, AICP
Deputy Director for Planning



McNees Wallace & Nurick LLC
8490 Progress Drive, Suite 225
Frederick, MD 21701

Noel Manalo
Telephone: 301.241.2014
Fax: 717.237.5300
nmanalo@mcneeslaw.com

June 27, 2023

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

FROM: Noel Manalo, Esquire

RE: Owner: CR River, LLC (as to a 70% interest) and Riverside Lot 407A, LLC (as to a 30% interest)

Property: 8501 Progress Drive, Frederick, MD 21701
Lot 407A, Riverside Corporate Park
Tax ID 02-460203

ITEMS ENCLOSED/MESSAGE:

This is a request for a zoning compliance/determination letter for the above parcel. A sample letter is attached for your reference, as well as a copy of the tax assessment sheet.

Once the letter has been generated, please email Diana Warner at dwarner@mcneeslaw.com and send the original to me by regular mail.

If you have any questions or need any additional information, please give me a call at 301.241.2014. Thank you for your prompt attention to this matter.

Very truly yours,

MILES & STOCKBRIDGE P.C.

A handwritten signature in blue ink that reads "Noel Manalo".

BY: _____
Noel Manalo, Esquire

CR River, LLC
4600 Wedgewood Blvd., Suite A
Frederick, MD 21703

McNees Wallace & Nurick LLC
8490 Progress Drive, Suite 225
Frederick, Maryland 21701
Attn: Noel Manalo, Esq.

Re: Owner: CR River LLC, a Maryland limited liability company (as to a 70% interest)
 Riverside Lot407A, LLC, a Maryland limited liability company (as to a 30%
 interest)

Property: 8501 Progress Drive, Frederick, MD 21701
 Lot 407A on Plat 84/169
 Deed Reference: 6803/529 and 6799/512
 Tax ID 02-460203

To the Parties Addressed:

This letter is written to confirm that the above referenced Property and the established uses on the Property are in compliance with the City of Frederick Land Management Code and all rules and regulations of the City of Frederick.

The Property is zoned Municipality. The use of the Property for a laboratory is permitted within the Municipality Zoning district.

There are no outstanding zoning citations or violations for the use or any structures located on 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, Acting Deputy
Director for Planning

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 460203

Owner Information

Owner Name: CR RIVER LLC **Use:** COMMERCIAL
Mailing Address: 4600 WEDGEWOOD BLVD **Principal Residence:** NO
 FREDERICK MD 21703-7131 **Deed Reference:** /06803/ 00529

Location & Structure Information

Premises Address: 8501 PROGRESS DR **Legal Description:** LOT 407A
 0-0000 7.00 ACRES
 RIVERSIDE CORPORATE PARK

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
068A	23	0002	20000.11	0000			407A	2023	Plat Ref: 0084/ 0169

Town: FREDERICK CITY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2008	49,235 SF		7.0000 AC	000000

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		LABORATORY BUILDING	/	C4			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	2,134,400	2,134,400		
Improvements	11,445,500	13,104,600		
Total:	13,579,900	15,239,000	13,579,900	14,132,933
Preferential Land:	0	0		

Transfer Information

Seller: RIVERSIDE LOT407A, LLC	Date: 11/19/2007	Price: \$1,280,786
Type: NON-ARMS LENGTH OTHER	Deed1: /06803/ 00529	Deed2:
Seller: RIVERSIDE INDUSTRIAL	Date: 11/15/2007	Price: \$120,000
Type: ARMS LENGTH IMPROVED	Deed1: /06799/ 00512	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:**