



FREDERICK

PLANNING

June 29, 2023

Brianne Paugh
Highland Title + Escrow
8 East 2nd Street, Suite 104
Frederick, Maryland 21701

Re: 23-620ZD, Zoning Determination, 30 Monocacy Boulevard-Wine and Liquor Store with Warehouse Storage

Dear Ms. Paugh:

In response to your letter dated June 14, 2023, Staff has prepared the following information:

The subject property, 30 Monocacy Boulevard (the "Property"), is zoned General Commercial (GC). Per Section 401, Table 401-1 of the Land Management Code (LMC), the purpose of this floating district is to provide for a variety of retail use and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations that conveniently meet these needs; conform to the goals, objectives and policies and locational criteria of the Comprehensive Plan; are compatible with the surrounding land uses and zoning districts; do not adversely impact the facilities and services of the City; do not set a precedent for the introduction of inappropriate uses into an area; and do not encourage non-residential strip development along streets. The Property is also within the Highway Noise Overlay (HNO). This overlay district establishes setback, lot, and structure design standards for "noise impacted residential uses" from certain highways.

Liquor, beer, and wine sales is a permitted use in the GC district, as is a storage warehouse. Therefore, the current use as a wine and liquor store with warehouse storage is permitted on the Property.

Other permitted uses in the GC district can be found on the City's website under Section 404, Use Regulations, in the LMC at the link below:

[Sec. 404 - USE REGULATIONS | Land Management Code | Frederick, MD | Municode Library](#)

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



8 East 2nd Street, Suite 104
Frederick, MD 21701

6116 Executive Blvd., Suite 300
N. Bethesda, MD 20852

Direct: 240.329.4558
Main: 240.215.4343

From the desk of:
Brienne Paugh, Esq.

June 14, 2023

(Via E-mail Submittal)

Mr. Joe Adkins, Zoning Administrator (zbadigital@cityoffrederickmd.gov)
City of Frederick Planning Department
140 W Patrick Street
Frederick, MD 21701

Re: Zoning Verification Request
Address: 30 Monocacy Blvd, Frederick, MD 21704 (the "Property")
Property Owner: Walser Realty LLC
Tax ID No. 02-603558
Map: 077E; Parcel: 0002

Dear Mr. Adkins:

Can you kindly provide a zoning verification letter on behalf of the City that addresses:

- the Zone classification of the Property referenced above;
- the following uses that are permitted by the applicable zoning ordinances and amendments within that classification;
- whether the Property's current use as a wine and liquor store, with warehouse storage is permitted.

Please e-mail your signed letter to bpbaugh@highlandtitle.com and mail the original letter to:

Brienne Paugh
Highland Title + Escrow
8 East 2nd Street, Suite 104
Frederick, MD 21701

Should you have any questions, please do not hesitate to contact me at 240-329-4558.

Very truly yours,

A handwritten signature in black ink, appearing to read 'B. Paugh', written over a horizontal line.

BRIANNE PAUGH

_____,2023

Walser Realty, LLC
WBL, Inc.
2123 Dixon Road
Frederick, MD 21704

First United Bank & Trust
12892 Garrett Highway, Suite 3
Oakland, MD 21550

Stewart Title Guaranty Company
c/o Highland Title & Escrow
8 East 2nd Street, Suite 104
Frederick, Maryland 21701

RE: Walser Realty, LLC
Property Tax ID# 02-603558, 30 Monocacy Blvd., Frederick, MD
Containing 2.257 acres, Plat Book 106, page 86, Map 077E, Parcel 0002

To Whom it May Concern:

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 _____. The permitted uses of the _____ zoning classification are _____. The use of the property for retail wine and liquor sales, and warehouse storage is permitted within the _____ 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,

Joseph Adkins, Deputy Director of Planning
for The City of Frederick

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 - 603558

Owner Information

Owner Name: WALSER REALTY LLC Use: COMMERCIAL
 Mailing Address: 2131 DIXON RD Principal Residence: NO
 FREDERICK MD 21704- Deed Reference: /15869/ 00070

Location & Structure Information

Premises Address: 30 MONOCACY BLVD Legal Description: LOT 2
 FREDERICK 21701-0000 2.25 ACRES
 CROSSROADS MOTEL AND WINE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
077E	6	0002	20000.11	0000			2	2023	106/ 86

Town: FREDERICK CITY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2022	14,008 SF		2.2500 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		DISCOUNT STORE	METAL/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
Land:	882,000	882,000	07/01/2022	07/01/2023
Improvements	1,120,400	1,333,700		
Total:	2,002,400	2,215,700	2,100,500	2,073,500
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
GOLDEN REALTY 2 LLC	04/20/2022	\$900,000
Type: ARMS LENGTH VACANT	Deed1: /15869/ 00070	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: