



FREDERICK

PLANNING

July 31, 2023

Lance Jaccard
O2J Visitation LLC
140 Lafayette Avenue
Annapolis, MD 21401

Re: PZ23-830ZD Zoning Determination: Visitation Hotel Signage

Dear Mr. Jaccard:

In response to your Historic Preservation Application (HPC23-644), Staff has prepared the following information:

1. The property (200 East Second Street) is currently zoned DR (Downtown Residential), which is intended to provide a mix of single-family and multi-family dwellings. The property is also located within the HPO (Historic Preservation Overlay). The purpose of this overlay district, in accordance with the Land Use Article of the Annotated Code of Maryland, is for the City of Frederick to designate boundaries for sites, structures, or districts which are deemed to be of historic, archeological, or architectural significance. This overlay district also codifies the requirements of the Historic Preservation Commission.
2. The former use of the structure was the Visitation Academy. The property owner requested approval from the Historic Preservation Commission to use the building for a specialty boutique hotel and related restaurant as well as approximately 20 new residential units per Land Management Code (LMC) Section 804, Adaptive Reuse.
3. Under Section 804(c), if the building or structure is located in the DR district, it may be used for any use permitted in the DBO (Downtown Office Commercial) district if the Commission finds that this rehabilitation projects meets the standards of Section 804(a) for adaptive reuse. The hotel and residential uses are permitted in the DBO district.
4. At the January 10, 2019 public hearing, The City of Frederick Historic Preservation Commission (HPC) determined that the project at 200 E 2ND ST

meets the standards for Adaptive Reuse as outlined in Section 804(a) finding that:

- The building or structure was constructed on or before August 15, 2005;
 - The property is within the Frederick Town Historic District Historic Preservation Overlay Zone pursuant to Section 423; and
 - The buildings or structures are no longer economically viable in its current use or uses.
5. The property owner wishes to install signage for the hotel and restaurant and has filed an application for Historic Preservation Commission review (HPC23-644). Per Section 864-1 of the LMC, no signs are permitted in the DR zoning district except for residential entry signs.
6. The purpose of this Zoning Determination is to find that the signage associated with adaptive use is permitted (generally). It is inherent that signage is necessary for the successful adaptive reuse of the structure as a hotel and restaurant, as such the property should have the same privileges as similar uses permitted by right in the DBO district, as approved by the HPC.

If you have any further questions please do not hesitate to call me at (301) 600-1248 or email me at bmark@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,



Brandon Mark
Division Manager of Community Planning
and Urban Design

In Concurrence,



Joseph A. Adkins, AICP
Deputy Director for Planning