



FREDERICK

PLANNING

April 26, 2021

Jordan Crossing, LLC
822 Clinton Place
McLean, VA 22101

Chicago Title Insurance Company
C/o Miles & Stockbridge P..C
30 W. Patrick Street, Suite 600
Frederick, MD 21701

Re: 21-417ZD, Zoning Determination, Jordan Crossing, LLC Property Tax ID Part of 02-066505, Shaw Road (also known as Monocacy Blvd.) Frederick MD. Containing 5.93 acres, Plat Book 23, Page 151 Map 077C, Parcel 1066A

To Whom it May Concern,

This is a response to your inquiry dated March 26, 2021 regarding property located on the northwest side of Monocacy Boulevard containing approximately 5.93 acres identified as Parcel 2 in a deed recorded at L. 11664, f. 471 per a final plat (STF19-887FSU) pending recordation in the Land Records of Frederick County.

The Property is zoned General Commercial (GC), is located within the Airport Overlay (AO), and is also partially located within the Highway Noise Overlay (HNO). Per Section 401, Table 401-1 of the City's Land Management Code (LMC), the GC zoning district is intended to provide for a variety of retail uses and services in freestanding parcels or shopping centers to serve the community's general commercial needs. The AO is applied to lands surrounding the Frederick Municipal Airport (FDK) so as to control land uses to address safety issues and to notify contract purchasers of noise and other impacts on lands near the Airport. This district implements the Airport Master Plan and is regulated by Section 419 of the LMC. The HNO regulations established in Section 422 of the LMC establishes setback, lot and structure design standards for noise-impacted residential uses from certain highways; as residential uses are generally prohibited in the GC zoning district, the HNO does not have an impact on the Property or the approved plans described below.

The Property is part of an approved final site plan for the construction of a shopping center containing a variety of land uses. The original application for consolidation of the parcels that make up the shopping center, including the Property, and the final site plan, case PC16-695PSU and PC16-696FSI, respectively were approved in 2017 and there have been several revisions to the plan with the most recent being STF20-495FSI. The uses depicted on this site plan on the subject property including, two fast food restaurants, a drugstore/pharmacy, and a general restaurant, are permitted “by right” per Section 404, Table 404-1 of the LMC, the *Use Matrix*.

As noted above, the Property is also subject to a pending final plat for consolidation and will be added to the adjoining properties also depicted on the approved preliminary plat and final site plan to create one unified lot in service of the shopping center.

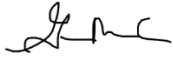
There are no outstanding zoning citations or violations for the uses or any structures located on the Property.

If you have any further questions please don't hesitate to contact me at (301) 600-1883 or gcollard@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,



Gabrielle Collard
Division Manager of Current Planning

In Concurrence,



Joe Adkins, AICP
Deputy Director for Planning/Zoning
Administrator



TRANSMITTAL LETTER

March 26, 2021

HAND DELIVERED

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

FROM: Brianne Paugh, Esq.
Settlement Attorney

RE: Jordan Crossing, LLC
Property Tax ID# Part of 02-066505, Shaw Road (also known as Monocacy Blvd.), Frederick,
MD
Containing 5.93 acres, Plat Book 23, page 151, Map 077C, Parcel 1066A

ITEMS ENCLOSED/MESSAGE:

In connection with a financing transaction for the above-referenced property, this is a request for a zoning compliance/determination letter for the above parcel. Enclosed please find Check #2034 in the amount of \$200.00 made payable to the City of Frederick. 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 fax a copy of same to me at 301.662.3647 (and/or email to bpaugh@milesstockbridge.com) and send the original to me by regular mail.

Thank you for your prompt attention to this matter. This request is made for purposes of satisfying conditions precedent to a loan transaction which is pending to close by April 5, 2021. **Please provide me with the determination letters on or before April 4, 2021, if possible, so that this information can be provided to the lender for closing.** The properties referenced herein is planned to be developed into a restaurant.

If you have any questions or problems, please contact me at 301-703-2243. Thank you for your prompt attention in this matter.

Very truly yours,

MILES & STOCKBRIDGE P.C.

Brianne Paugh

BY: _____
Brianne Paugh, Esq., Settlement Attorney

_____, 2021

Jordan Crossing, LLC
822 Clinton Place
McLean, VA 22101

Chicago Title Insurance Company
c/o Miles & Stockbridge P.C.
30 W. Patrick St., Suite 600
Frederick, Maryland 21701

Re: Jordan Crossing, LLC
Property Tax ID# Part of 02-066505, Shaw Road (also known as Monocacy Blvd.),
Frederick, MD
Containing 5.93 acres, Plat Book 23, page 151, Map 077C, Parcel 1066A
(the "Property")

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 _____ 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 - 066505**

Owner Information

Owner Name:	JORDAN CROSSING LLC	Use:	COMMERCIAL
Mailing Address:	822 CLINTON PLACE MCLEAN VA 22101-	Principal Residence:	NO
		Deed Reference:	/11664/ 00471

Location & Structure Information

Premises Address:	SHAW RD FREDERICK 21701-0000	Legal Description:	LT 2 SECTION 2 5.93 ACRES SHAWS ROAD						
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
077C	22	1066A	20000.11	0000				2020	Plat Ref: 0023/ 0151
Town: FREDERICK CITY									

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			5.9300 AC	

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2020	07/01/2020	07/01/2021
Land:	768,400	988,000		
Improvements	0	0		
Total:	768,400	988,000	841,600	914,800
Preferential Land:	0	0		

Transfer Information

Seller: DEWEY JORDAN INC	Date: 02/10/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11664/ 00471	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /01135/ 00593	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
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:**