



2311 WILSON BOULEVARD
SUITE 500
ARLINGTON, VA 22201
PHONE 703.525.4000
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July 29, 2020

BY ELECTRONIC MAIL ONLY

Joe Adkins, Deputy Director for Planning
City of Frederick
140 W. Patrick Street
Frederick, Maryland 21701

**Re: 1001 Carroll Parkway, Frederick, Maryland
Frederick County Parcel ID Nos.: 02-022907 & 02-022915 (the “Property”)**

Dear Mr. Adkins:

The law firm of Bean, Kinney & Korman, P.C. represents Hingham Institution for Savings (“Hingham”) in connection with a loan it is making, which is to be secured by the above captioned Property. In connection with this loan transaction, Hingham has requested that we obtain a zoning determination letter for the Property from the Planning Department for the City of Frederick, Maryland, confirming and/or providing the following:

1. Please identify the zoning classification for the Property and confirm that the utilization of the Property for residential apartments is a permitted use under the stated zoning classification;
2. Please confirm whether there are any proffered conditions affecting the Property and provide us with copies of said proffered conditions;
3. Please confirm whether any special exceptions, special use permits and/or variances have been applied for and/or granted and, if so, please provide us with copies of said special exceptions, special use permits and/or variances; and
4. Lastly, we ask that you please provide us with copies of all information in the records of the City of Frederick, Maryland, relating to any known zoning complaints, enforcement actions or code violations pending against the Property. Alternatively, if the City of Frederick's records do not show any zoning complaints, enforcement actions or code violations, please provide a written statement to that effect.

Joe Adkins, Deputy Director for Planning
City of Frederick
July 29, 2020
Page 2

I understand that your charge for preparation of a zoning determination letter for the Property is \$200.00 and that the fee is to be paid online by credit card when this request is submitted via the City of Frederick's Citizen Access Portal.

I would appreciate it if you would arrange for me to be provided with the requested information at your earliest convenience. If possible, please email the zoning determination letter to me at jcorish@beankinney.com. Please let me know if you have any questions.

Thank you very much for your assistance in this matter.

Sincerely yours,

BEAN, KINNEY & KORMAN, P.C.



Joseph P. Corish

JPC\laa