

Bruce N. Dean
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October 22, 2020

VIA EMAIL & REGULAR MAIL

Gabrielle Collard
Division Manager of Current Planning
City of Frederick County Planning Department
Municipal Annex
140 West Patrick Street
Frederick, Maryland 21701

RE: Zoning Verification for 46 South Market Street, Frederick, MD 21701

Dear Gabrielle:

I am seeking Zoning Verification for the above-referenced property. Specifically, I am requesting that, in your position of Division Manager of Current Planning for the City of Frederick, you verify 1) that the property is currently zoned DB (Downtown Business); 2) that the proposed uses of the property as a distillery, restaurant and offices are permitted uses under the DB zoning district; and 3) that there are no known zoning violations currently existing at this property.

Pam has confirmed with Jessica that the \$200 fee will be handled through your online payment system. Thank you in advance for your assistance. Please email the verification letter to me when it is completed. Also, please call me if you have any questions.

Very truly yours,
McCURDY, DEAN & GRADITOR, LLC



Bruce N. Dean
Partner

BND/psk

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 - 067803

Owner Information

Owner Name: 46 SOUTH MARKET STREET LLC Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: 17810 MEETING HOUSE ROAD Deed Reference: /12922/ 00407
 STE 200
 SANDY SPRING MD 20860-

Location & Structure Information

Premises Address: 46 S MARKET ST Legal Description: PARCEL A
 FREDERICK 21701-0000 7,761 SQ FT
 KLINE'S RESUBDIVISION

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 31 67
 0417 0003 0641A 20000.11 0000 1 2020 Plat Ref: 99/ 174

Town: FREDERICK CITY

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1900 7,480 SF 7,761 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 OFFICE BUILDING / C3

Value Information

	Base Value	Value		
		As of 01/01/2020	As of 07/01/2020	As of 07/01/2021
Land:	266,400	291,400		
Improvements	125,300	992,500		
Total:	391,700	1,283,900	689,100	986,500
Preferential Land:	0			0

Transfer Information

Seller: K11 LLC Date: 04/17/2019 Price: \$1,350,000
 Type: ARMS LENGTH IMPROVED Deed1: /12922/ 00407 Deed2:
 Seller: KLINE JOHN RAMSAY Date: 09/19/2017 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /12036/ 00102 Deed2:
 Seller: FREDERICK PRESERVATION LLC Date: 07/19/2016 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /11258/ 00247 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

Homeslead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date: