



# FREDERICK

## PLANNING

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January 28, 2020

Kristi Sharrer-Holland  
Miles & Stockbridge  
30 W. Patrick Street, Suite 600  
Frederick, MD 21701

Re: 20-41ZD: Zoning Determination, 1016 North Market Street, Frederick, MD

Dear Ms. Sharrer-Holland:

In response to your letter dated January 13, 2020, Staff has prepared the following information:

The subject property, 1016 North Market Street, (the "Property"), is zoned IST (Institutional), which is a floating district. Per Section 401, Table 401-1 of the Land Management Code (LMC), the IST district's purpose is to provide for public, private or non-profit owned areas when the public is invited or permitted to congregate. This includes hospitals, houses of worship, schools, government offices and facilities, and other similar facilities. The Property is also located in the WHO (Wellhead Protection Overlay). The purpose of this overlay district is to protect the public health, safety, and welfare through the preservation of the ground water resources of community public water supplies to ensure a future supply of safe and healthful drinking water. The designation of the wellhead protection districts, and careful regulation of development activities within these districts, can reduce the potential for ground and surface water contamination.

Ordinance G-08-15 (attached hereto) adopted on October 2, 2008 rezoned the Property to apply the IST floating zone, replacing the R8, Medium Density, base zone, subject to the condition that any future improvements to the Property are in accordance with the development regulations governing the base zoning of the Property at such time that the improvements are proposed.

The use of the Property as a recreation, social services center with related ancillary offices is permitted within the IST zoning district.

There are no proceedings or active violation cases for the Property on record at the City at this time.

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  
Zoning Administrator/Deputy Director for  
Planning

cc: Gabrielle Collard, Division Manager of Current Planning



**TRANSMITTAL LETTER**

*\* Deadline 1/31/2020*

January 13, 2020

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

FROM: Kristi Sharrer-Holland, Paralegal

RE: Owner: Young Men's Christian Association of  
Frederick County, Maryland, Incorporated

Properties: (1) 922-1000 N. Market Street, Frederick, MD 21701; Tax ID 02-123711 *Case # 20-38*  
(2) 1014 N. Market Street, Frederick, MD 21701; Tax ID 02-042657 *20-39*  
(3) 1016A N. Market Street, Frederick, MD 21701; Tax ID 02-123673 *20-40*  
(4) 1016 N. Market Street, Frederick, MD 21701; Tax ID 02-109743 *20-41*  
(5) 1020 N. Market Street, Frederick, MD 21701; Tax ID 02-015889 *20-42*

**ITEMS ENCLOSED/MESSAGE:**

In connection with bond financing of the above-referenced property, enclosed find Check #1849 payable to the City of Frederick in the amount of \$1,000.00, which represents the fee to render a zoning compliance/determination letter for the above parcels. A sample letter is enclosed for your reference, as well as copies of the tax assessment sheets.

Once the letter has been generated, please fax a copy of same to me at 301.662.3647 (or email to [kholland@milesstockbridge.com](mailto:kholland@milesstockbridge.com)) and send the original to me by regular mail.

If you have any questions or need any additional information, please give me a call at 301.698.2331. Thank you for your prompt attention to this matter.

Very truly yours,

MILES & STOCKBRIDGE P.C.

BY: *Kristi Sharrer-Holland*  
Kristi Sharrer-Holland, Paralegal



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 - 123711

Owner Information

Owner Name: YOUNG MEN'S CHRISTIAN ASSOC      Use: EXEMPT COMMERCIAL  
 Principal Residence: NO  
 Mailing Address: FREDERICK MARYLAND      Deed Reference: /00671/ 00115  
 1000 N MKT ST  
 FREDERICK MD 21701

Location & Structure Information

Premises Address: 922 N MARKET-THRU 1000 ST      Legal Description: 4.803 AC  
 FREDERICK 21701-0000      922-1000 N. MKT. ST.  
 FREDERICK,

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0409	0005	0836C	20000.11	0000			1	2020	Plat Ref:

Special Tax Areas: None

Town: FREDERICK CITY  
 Ad Valorem: 104  
 Tax Class: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1966	62,519 SF		4.8000 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		HEALTH CLUB	/	C4			

Value Information

	Base Value	Value		Phase-in Assessments	
		As of	As of	As of	As of
Land:	731,800	01/01/2020	731,800	07/01/2019	07/01/2020
Improvements	6,862,400		6,991,100		
Total:	7,594,200		7,722,900	7,594,200	7,637,100
Preferential Land:	0				0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	760	7,594,200.00	7,637,100.00
State:	760	7,594,200.00	7,637,100.00
Municipal:	760	7,594,200.00	7,637,100.00

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:

Real Property Data Search

Search Result for FREDERICK COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
Special Tax Recapture: None		
Account Identifier:	District - 02 Account Number - 042657	
Owner Information		
Owner Name:	YOUNG MEN'S CHRISTIAN ASSOCIATION	Use: EXEMPT
		Principal Residence: NO
Mailing Address:	1000 N. MARKET STREET FREDERICK MD 21701	Deed Reference: /01452/ 00732
Location & Structure Information		
Premises Address:	1014 N MARKET ST FREDERICK 21701-0000	Legal Description: LT 70 X 295 1014 N. MKT. ST. FREDERICK
Map: 0409	Grid: 0005	Parcel: 0835C
Neighborhood: 2030022.11	Subdivision: 0000	Section: 2020
Assessment Year: 2020	Block: 2020	Plat No: 2020
Plat Ref:		
Special Tax Areas: None	Town: FREDERICK CITY	
	Ad Valorem: 104	
	Tax Class: None	
Primary Structure Built: 1910	Above Grade Living Area: 1,421 SF	Finished Basement Area: 20,650 SF
Property Land Area: 20,650 SF	County Use:	
Stories: 2	Basement: YES	Type: STANDARD UNIT
Exterior: SIDING/	Quality: 4	Full/Half Bath: 2 full
Garage:	Last Notice of Major Improvements:	
Value Information		
	Base Value	Value
		As of 01/01/2020
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
Land:	110,400	117,800
Improvements:	136,100	153,500
Total:	246,500	271,300
Preferential Land:	0	246,500
		254,767
		0
Transfer Information		
Seller: FOGLE, AMY V	Date: 10/23/1987	Price: \$139,000
Type: NON-ARMS LENGTH OTHER	Deed1: /01452/ 00732	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	760	07/01/2020
State:	760	246,500.00
Municipal:	760	254,767.00
		246,500.00
		254,767.00
		246,500.00 254,767.00
		246,500.00 254,767.00
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:		

Real Property Data Search

Search Result for FREDERICK COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
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Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 123673

Owner Information

Owner Name:	YOUNG MEN'S CHRISTIAN ASSOC OF FREDERICK COUNTY	Use:	RESIDENTIAL
Mailing Address:	1000 N MARKET ST FREDERICK MD 21701-4628	Principal Residence:	NO
		Deed Reference:	/02839/ 00318

Location & Structure Information

Premises Address:	1016A N MARKET ST FREDERICK 21701-0000	Legal Description:	48,122 SF 1016 A NORTH MARKET ST. FREDERICK
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0409	0005	0833C	2030022.11	0000				2020	Plat Ref:

Special Tax Areas: None

Town:	FREDERICK CITY
Ad Valorem:	104
Tax Class:	None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1924	1,556 SF		48,122 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	END UNIT	BRICK/ SIDING	4	2 full	2 Detached	

Value Information

	Base Value	Value	Phase-In Assessments	
		As of	As of	As of
		01/01/2020	07/01/2019	07/01/2020
Land:	147,400	154,400		
Improvements	33,900	31,300		
Total:	181,300	185,700	181,300	182,767
Preferential Land:	0			0

Transfer Information

Seller: MERCER, TED T.	Date: 04/02/2001	Price: \$295,000
Type: NON-ARMS LENGTH OTHER	Deed1: /02839/ 00318	Deed2:
Seller: MERCER, TED	Date: 08/21/1987	Price: \$41,225
Type:	Deed1: /01440/ 00529	Deed2:
Seller: VANDERCOOK, DAVID C &	Date: 06/24/1983	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01203/ 00189	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	880	27,746.00	30,580.00
State:	880	27,746.00	30,580.00
Municipal:	880	27,746.00 30,580.00	27,746.00 30,580.00

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:

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 - 109743

Owner Information

<b>Owner Name:</b>	YOUNG MEN'S CHRISTIAN ASSOCIATION OF FREDERICK COUNTY MARYLAND INC	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	1000 N MARKET ST FREDERICK MD 21701-4628	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	/06904/ 00366

Location & Structure Information

<b>Premises Address:</b>	1016 N MARKET ST FREDERICK 21701-0000	<b>Legal Description:</b>	LT 27 X 145 1016 N. MKT. ST. FREDERICK
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<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0409	0004	0834C	2030022.11	0000				2020	
									<b>Plat Ref:</b>

Special Tax Areas: None

**Town:** FREDERICK CITY  
**Ad Valorem:** 104  
**Tax Class:** None

<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>
1924	1,080 SF		3,915 SF	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>
2	YES	END UNIT	BRICK/	4	1 full/ 1 half	1 Detached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2020	07/01/2019	07/01/2020
Land:	79,900	87,300		
Improvements	11,500	9,100		
<b>Total:</b>	<b>91,400</b>	<b>96,400</b>	<b>91,400</b>	<b>93,067</b>
Preferential Land:	0			0

Transfer Information

<b>Seller:</b> SPECHT, L. RAYHU & SARA E.	<b>Date:</b> 03/03/2008	<b>Price:</b> \$270,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /06904/ 00366	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

Exemption Information

<b>Partial Exempt Assessments:</b>	<b>Class</b>		<b>07/01/2019</b>	<b>07/01/2020</b>
<b>County:</b>	880		3,909.00	4,000.00
<b>State:</b>	880		3,909.00	4,000.00
<b>Municipal:</b>	880		3,909.00 4,000.00	3,909.00 4,000.00

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:**



## Real Property Data Search

## Search Result for FREDERICK COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>							
Special Tax Recapture: None									
Account Identifier: District - 02 Account Number - 015889									
Owner Information									
Owner Name:	YOUNG MEN'S CHRISTIAN ASSOC OF FRED CO MD	Use: Principal Residence: RESIDENTIAL NO							
Mailing Address:	1000 N MARKET ST FREDERICK MD 21701-4628	Deed Reference: /03213/ 01376							
Location & Structure Information									
Premises Address:	1020 N MARKET ST FREDERICK 21701-0000	Legal Description: LT 50 X 375 1020 N. MKT. ST. FREDERICK							
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0409	0005	0832C	2030022.11	0000				2020	Plat Ref:
Special Tax Areas: None			Town:		FREDERICK CITY				
			Ad Valorem:		104				
			Tax Class:		None				
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use					
1907	1,896 SF		27,000 SF						
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
2	YES	STANDARD UNIT	SIDING/	4	2 full				
Value Information									
	Base Value	Value	Phase-in Assessments						
		As of	As of	As of					
		01/01/2020	07/01/2019	07/01/2020					
Land:	108,500	115,500							
Improvements	28,100	28,200							
Total:	136,600	143,700	136,600	138,967					
Preferential Land:	0			0					
Transfer Information									
Seller: ENGINEER'S DEPOT, LLC		Date: 08/14/2002		Price: \$215,000					
Type: ARMS LENGTH IMPROVED		Deed1: /03213/ 01376		Deed2:					
Seller: DALLAVALLE, KAY		Date: 02/05/1998		Price: \$0					
Type: NON-ARMS LENGTH OTHER		Deed1: /02377/ 00340		Deed2:					
Seller: AHALT, MILBURN R. & JESSIE V.		Date: 05/13/1992		Price: \$160,000					
Type: ARMS LENGTH IMPROVED		Deed1: /01788/ 00867		Deed2:					
Exemption Information									
Partial Exempt Assessments:	Class		07/01/2019	07/01/2020					
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:			