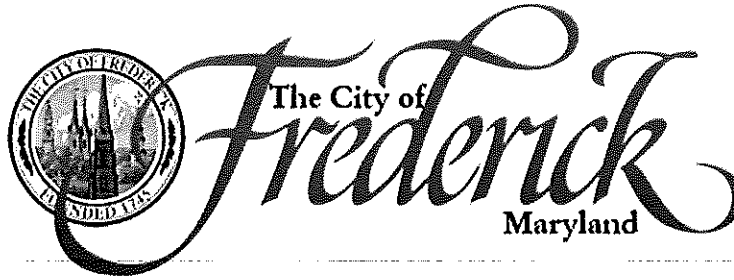


Mayor

Michael C. O'Connor



Aldermen
Kelly Russell
President Pro Tem

Derek T. Shackelford
Roger A. Wilson
Donna Kuzemchak
Ben MacShane

January 31, 2019

Chris Mayo
Harris Smariga & Associates
125 S. Carroll Street, Suite 100
Frederick, MD 21701

Re: 19-54ZD Zoning Determination: Dairy Maid Dairy

Dear Ms. Mayo:

In response to your letter dated January 15, 2019, Staff has prepared the following information:

1. Both Dairy Maid Dairy properties, 702 N. East Street and 225 E 7th Street, are zoned M1, Light Industrial, under the City's Official Zoning Map.
2. The Revised Site Plan (PC13-285FSI) was approved on August 12, 2014, with off-site parking location at 702 N. East Street, to accommodate the truck parking.
3. In accordance with the Land Management Code (LMC) Table 404-1, the *Use Matrix*, "Vehicle Storage Yards," and "Private Parking Lot" are permitted in the M1 zone. Therefore, the off-site parking for the trucks is permitted as approved under the site plan.
4. No on street parking is permitted for the trucks.
5. Please be advised that should the storage of oil on the site require the installation of any new above or below ground structures additional permits and/or site plan approval may be required.

If you have any further questions please do not hesitate to contact me at (301) 600-1718 or preppert@cityoffrederick.com.

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,



Pam Reppert
City Planner

In Concurrence,



Joseph A. Adkins, AICP
Deputy Director for Planning/Zoning
Administrator

19-054



125 S. CARROLL STREET
SUITE 100
FREDERICK
MARYLAND 21701
P. 301.662.4488
F. 301.662.4906
www.harrissmariga.com

January 15, 2019

Mr. Joe Adkins, City of Frederick
140 West Patrick Street
Frederick, MD 21701

RE: Dairy Maid Dairy, PC 13-285FSI

RECEIVED

JAN 15 2019

CITY OF FREDERICK
BUILDING DEPT

Handwritten signature
2:57

Dear Joe:

This letter is to serve as a request for a letter confirming that Dairy Maid Dairy truck parking on East Street is in conformance with City of Frederick zoning regulations and land use requirements. The letter is required for a Maryland Department of Environment permit needed for the storage of oil on the premises.

The parking lot site is zoned M-1 and is comprehensively planned for Mixed Use. I have attached the approved site plan showing the truck parking area. The Planning Commission approval letter and MDE's FORM G outlining the need for this confirmation are also attached for your use.

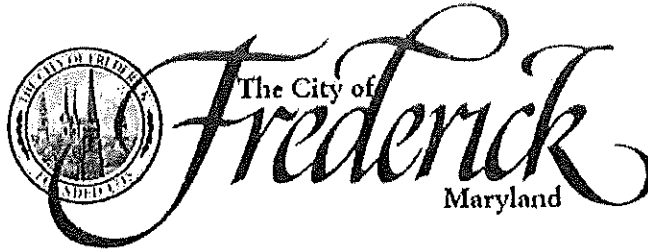
Thank you for your help, please do not hesitate to call with questions or comments.

Sincerely,

Christine Smay

Christine Mayo
Project Manager

Randy McClement
Mayor



Aldermen

Kelly M. Russell
President Pro Tem

Michael C. O'Connor
Philip Dacey
Joshua Bokee
Donna Kuzemchak

August 12, 2014

Chris Smariga
Harris Smariga & Associates
125 South Carroll Street, Suite 100
Frederick, MD 21701

Re: PC13-285FSI Final Site Plan: Dairy Maid Dairy

Dear Mr. Smariga:

Staff finds that the subject final site plan has met its more than 60 days and less than one year condition to *"Obtain Mayor and Board of Aldermen approval for deferral of East Street frontage improvements and execute and record the deferral agreement."* Staff grants unconditional approval of the subject site plan.

Two copies of the unconditionally approved plan is enclosed. Please forward a pdf of the stamped approved plan to the Planning Department within 10 working days.

If you have any questions, please contact me by phone at (301) 600-1718 or via e-mail at preppert@cityoffrederick.com

Sincerely,

A handwritten signature in black ink, appearing to read "Pam Reppert".

Pam Reppert
City Planner