

Mayor

Michael C. O'Connor



Aldermen
Kelly Russell
President Pro Tem

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

February 14, 2019

Patrick McLister
Salisbury, McLister & Foley, LLP
100 West Church Street
Frederick, MD 21701

Re: 19-076ZD, Zoning Determination, 720 North East Street

Dear Mr. McLister:

In response to your letter dated January 28, 2019, Staff has prepared the following information:

The subject property, 720 North East Street (the "Property"), is zoned GC (General Commercial). Per Section 401, Table 401-1 of the Land Management Code (LMC), the GC district provides for a variety of retail uses and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations that conveniently meet these needs; conform to the goals, objectives and policies and locational criteria of the Comprehensive Plan; are compatible with the surrounding land uses and zoning districts; do not adversely impact the facilities and services of the City; do not set a precedent for the introduction of inappropriate uses into an area; and do not encourage non-residential strip development along streets.

Uses that would be allowed in the GC district can be found in Table 404-1 Use Matrix in the LMC. The LMC can be found online at www.cityoffrederick.com. Examples of these uses include general sales and service, storage facilities and warehouses including self-storage, and certain types of recreation/entertainment facilities.

There are no regulatory or building code violations pending on the Property at this time.

If you have any further questions please don't hesitate to contact me at (301) 600-4588 or skelly@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,



Sherry Kelly, AICP
City Planner

In Concurrence,



Joseph A. Adkins, AICP
Deputy Director for Planning

cc: Gabrielle Collard, Division Manager of Current Planning

SALISBURY
McLISTER
& FOLEY **SM&F**
REAL ESTATE LAW SINCE 1978

100 West Church Street, Frederick, Maryland 21701
301-694-7235 www.FrederickTitle.com

January 28, 2019

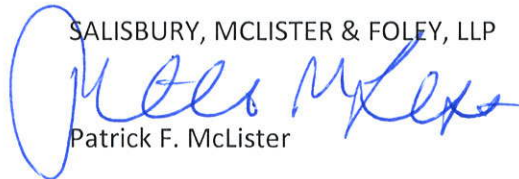
Carreanne Eyer, Office Manager
Department of Public Works, Division of Planning
City of Frederick
Municipal Office Annex
140 W. Patrick Street
Frederick, MD 21701

RE: 720 N.E. Street

Dear Ms. Eyer:

We need to provide Revere Bank a letter from the City of Frederick about what type of zoning the above referenced address is and what type of activities that type of zoning classification allows.

Very truly yours,

SALISBURY, MCLISTER & FOLEY, LLP

Patrick F. McLister

PFM:m