

Mayor

Michael C. O'Connor



Aldermen

Kelly Russell
President Pro Tem

Derek T. Shackelford

Roger A. Wilson

Donna Kuzemchak

Ben MacShane

March 18, 2019

Pamela McDade Johnson
DLA Piper
6225 Smith Ave
Baltimore, MD 21209

Re: 19-200ZA Zoning Determination: Riverside Technology Park, Lot 206

Dear Ms. Johnson:

In response to your letter dated March 8, 2019, Staff has prepared the following information:

1. The subject property is part of the Riverside Corporate Park development established under the Mixed Employment (MXE) Floating District. As part of the MXE, this property received the Employment land use designation. Per Section 418(b) of the Land Management Code (LMC), only those uses that are permitted in the Manufacturing Office (MO) or Light Industrial (M1) zones, as listed in Table 404-1, are permitted in the employment section of the MXE, i.e. convenience store with gas sales, training school, offices, etc.
2. In compliance with the LMC, the Final Site Plan PC16-790FSI for the Royal Farms convenience store with gas sales was approved on March 22, 2017, and the Final Site Plan STF18-1117FSI for the Phase II building for a Vo-tech school was approved on March 7, 2019, therefore, with lawful conforming uses.
3. To staff knowledge, there are no zoning or building violations outstanding for the subject property.
4. In the event of a casualty to the project, in whole or in part, the project may be reconstructed to the condition that existed in compliance with the Land Management Code.

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



CURVE DATA

LINE NO.	LINE DESCRIPTION	START POINT	END POINT	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	N/75°00'00"W	19.43	19.43	75°00'00"	100.00	100.00	100.00
2	S22°30'00"W	19.43	19.43	22°30'00"	100.00	100.00	100.00
3	S55°00'00"W	19.43	19.43	55°00'00"	100.00	100.00	100.00
4	S22°30'00"W	19.43	19.43	22°30'00"	100.00	100.00	100.00
5	N75°00'00"W	19.43	19.43	75°00'00"	100.00	100.00	100.00

LINE DATA

LINE NO.	LINE DESCRIPTION	START POINT	END POINT	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	N/75°00'00"W	19.43	19.43	75°00'00"	100.00	100.00	100.00
2	S22°30'00"W	19.43	19.43	22°30'00"	100.00	100.00	100.00
3	S55°00'00"W	19.43	19.43	55°00'00"	100.00	100.00	100.00
4	S22°30'00"W	19.43	19.43	22°30'00"	100.00	100.00	100.00
5	N75°00'00"W	19.43	19.43	75°00'00"	100.00	100.00	100.00

APPROVED:

[Signature]

4/1/09

SECRETARY OF COMMISSION

APPROVED: 10 MAY 2009

FREDERICK COUNTY HEALTH DEPARTMENT

PUBLIC WATER AND SEWERAGE IN COMPLIANCE WITH THE PUBLIC WATER AND SEWERAGE ACT AND THE SEWER PLAN

OWNER & DEVELOPER:

Millennium Group LLC
 5/6 Millennium Development Group, LLC
 36 South Market Street, Suite 200
 Frederick, MD 21701
 (301) 652-8580

NOTE:

THE CITY OF FREDERICK WILL REZONE THE PROPOSED LOT 206 FROM RESIDENTIAL (R-1) TO COMMERCIAL (C-1) TO ALLOW FOR THE PROPOSED INDUSTRIAL PARK. THE CITY OF FREDERICK WILL REZONE THE PROPOSED LOT 206 FROM RESIDENTIAL (R-1) TO COMMERCIAL (C-1) TO ALLOW FOR THE PROPOSED INDUSTRIAL PARK. THE CITY OF FREDERICK WILL REZONE THE PROPOSED LOT 206 FROM RESIDENTIAL (R-1) TO COMMERCIAL (C-1) TO ALLOW FOR THE PROPOSED INDUSTRIAL PARK.

NOTES:

(CONTINUED FROM PAGE 1)

1. THE CITY OF FREDERICK WILL REZONE THE PROPOSED LOT 206 FROM RESIDENTIAL (R-1) TO COMMERCIAL (C-1) TO ALLOW FOR THE PROPOSED INDUSTRIAL PARK.

2. THE CITY OF FREDERICK WILL REZONE THE PROPOSED LOT 206 FROM RESIDENTIAL (R-1) TO COMMERCIAL (C-1) TO ALLOW FOR THE PROPOSED INDUSTRIAL PARK.

SYMBOLS:

o TIE TO THE SET

o TIE TO THE SET (EXCEPT WHERE NOTED)

MINIMUM BUILDING RESTRICTION LINES

FRONT: 30'

REAR: 30'

SIDE: 30' (MIN. OF 30' FROM LOT BOUNDARY)

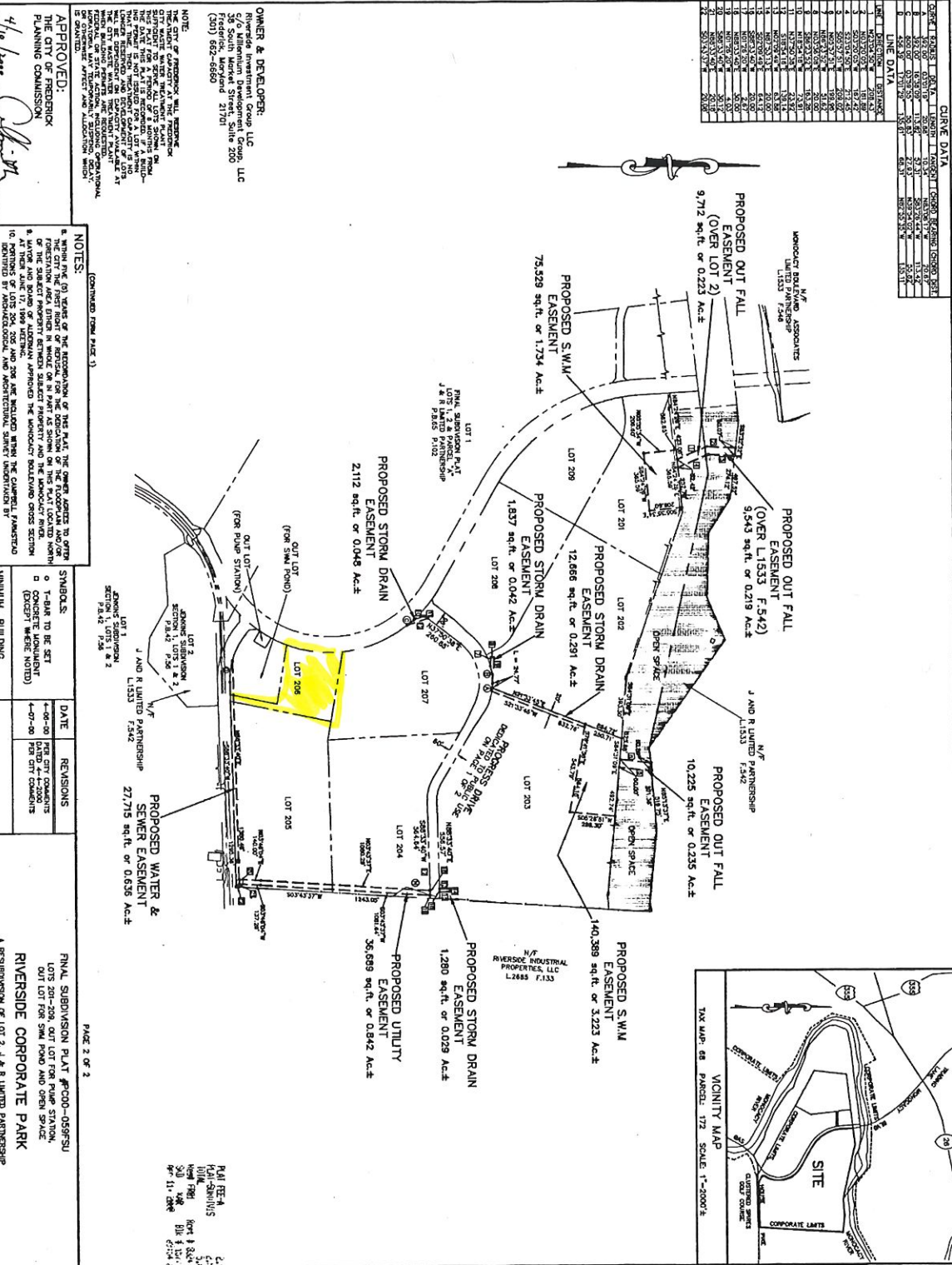
USUAL BUILDING HEIGHT: 12'

USUAL BUILDING FOOTING: 12'

USUAL BUILDING SETBACK: 12'

Harris Smartiga & Associates, Inc.

125 South Market Street, Suite 200
 Frederick, MD 21701
 (301) 652-4458



REVISIONS

DATE	REVISIONS
4-09-09	REVISIONS
4-07-09	PER CITY COMMENTS

