



FREDERICK

PLANNING

October 11, 2019

Chicago Title Insurance Company
9891 Broken Land Parkway, Suite 300
Columbia, MD 21046

Miles 7 Stockbridge PC
30 W. Patrick Street, Suite 600
Frederick, MD 21701

Re: ZD19-1055 Zoning Determination: Lot 10R-B, Northgate Plaza Subdivision

Dear Ms. Holland:

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

1. The subject property is zoned M1, Light Industrial, intended to *“provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate for this zone.”* Under the Land Management Code Article 4, Section 404, Table 404-1 Use Matrix, a hotel is permitted within the M1 zone.
2. The Planning Commission conditionally approved Final Site Plan PC17-1067FSI for Lot 10R-B on April 9, 2018, and was unconditionally approved by staff on February 1, 2019, for a 6-story, 118 room hotel. The final site plan is in compliance with the City of Frederick Land Management Code (LMC) and all of its rules and regulations.
3. There are no outstanding citations or violations for the use or any structures located on the property to our knowledge.

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

19-1055



TRANSMITTAL LETTER

October 8, 2019

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: 111 Byte Drive Holdings, LLC
Property: Lot 10R-B, Northgate Plaza Subdivision,
Plat Book 101, page 86
Tax Account: 02-597915

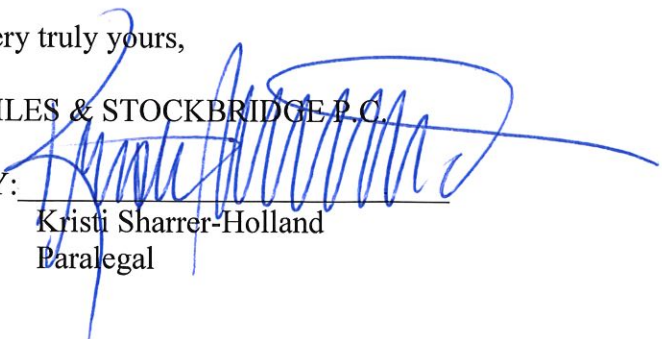
ITEMS ENCLOSED/MESSAGE:

In connection construction financing of the above-referenced property, enclosed find Check #1768 payable to the City of Frederick in the amount of \$200.00, which represents the fee to render a zoning compliance/determination letter. A sample letter is enclosed for your reference, as well as a copy of the tax assessment sheet.

Once the letter has been generated, please fax a copy of same to me at 301.662.3647 (or email to 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 in this matter.

Very truly yours,

MILES & STOCKBRIDGE P.C.

BY: 
Kristi Sharrer-Holland
Paralegal

October 8, 2019

Chicago Title Insurance Company
9891 Broken Land Parkway, Suite 300
Columbia, MD 21046

Miles & Stockbridge P.C.
30 W. Patrick St., Suite 600
Frederick, Maryland 21701
Attn: Kristi Sharrer-Holland, Paralegal

Re: 111 Byte Drive Holdings, LLC
Lot 10R-B, Northgate Plaza Subdivision,
Plat Book 101, page 86
Tax Account: 02-597915 ("the Property")

Gentlemen:

This letter is written to confirm that the above referenced Property and the established uses on the Property are in compliance with the City of Frederick Land Management Code and all rules and regulations of the City of Frederick.

The Property is zoned _____. The use of the Property as a Hotel is permitted within the _____ Zoning district.

The Property has been approved for a 6-story hotel pursuant to Site Plan PC 17-1067FSI.

There are no outstanding citations or violations for the use or any structures located on the Property.

Should you have any questions or need any further assistance, please do not hesitate to contact me.

Sincerely,

THE CITY OF FREDERICK

By: _____
Joe Adkins, Acting Deputy
Director for Planning

Real Property Data Search

Search Result for FREDERICK COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 02 Account Number - 597915							
Owner Information									
Owner Name:		THOMAS JOHNSON CHRISTOPHER CROSSING LLC				Use:		COMMERCIAL	
Mailing Address:		3333 14TH ST NW SUITE 300 WASHINGTON DC 20010-				Principal Residence:		NO	
						Deed Reference:			
Location & Structure Information									
Premises Address:		THOMAS JOHNSON DR 0-0000				Legal Description:		LOT 10R-B 4.13 ACRES NORTHGATE PLAZA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0057	16	0209		0000			10R-B	2018	Plat Ref: 101/86
Special Tax Areas:		Town:				FREDERICK CITY			
		Ad Valorem:				104			
		Tax Class:							
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
						4.1300 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2018		07/01/2018		07/01/2019	
Land:		620,600		620,600					
Improvements		0		0					
Total:		620,600		620,600				620,600	
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		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									