

Joseph Adkins, AICP  
Deputy Director



Michael C. O'Connor  
Mayor

# FREDERICK

## PLANNING

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November 4, 2019

StanCorp Mortgage Investors, LLC  
19225 NW Tanasbourne Drive, 3<sup>rd</sup> Floor  
Hillsboro, OR 97124

**Re: 19-1097ZD Zoning Determination: Riverside Corporate Park  
8414 Gas House Pike (1708 Monocacy Blvd and 8400 Spires Way)**

Dear Sir or Madam:

In response to your letter dated October 23, 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. Having site plan approvals, the property is in compliance with building setbacks
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](mailto: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



19-1097

Julie L. Wilhelm  
(410) 823-8183  
jwilhelm@milesstockbridge.com

October 23, 2019

**VIA FEDERAL EXPRESS**

City of Frederick  
Planning Department  
140 W. Patrick Street  
Frederick, Maryland 21701

Re: Request for Zoning Verification  
1708 Monocacy Boulevard and 8400 Spires Way  
District: 02, Account Number: 232383  
Tax Map 68, Grid 7, Parcel 172, Lot 206

Dear Sir or Madam:

This letter is to request a zoning verification letter from your Department confirming the following:

**1. Zoning:** Please advise us of the zoning of the property located at 1708 Monocacy Boulevard, Frederick County, Maryland (the "Property"). We understand that this Property has two (2) buildings. The first building is a Royal Farm convenience store and gas station which now has a post office address of 1708 Monocacy Boulevard. The second building is an automotive training repair facility which now has a post office address of 8400 Spires Way (which is not yet found on SDAT because the building has just been constructed).

**2. Permitted Uses:** We have been advised that the Property is being used as a convenience store, gas station and an automotive training and technical instruction facility for repair and maintenance of automotive vehicles. I would appreciate you confirming that the Property, as it is zoned, permits a convenience store, gas station and an automotive training and technical instruction facility, by right.

**3. No Violations:** In addition, please: (1) confirm that the Property and its current use complies with zoning codes and building, environmental and energy codes; (2) state the terms of any variances or conditional or special use permits; (3) confirm that the property owner is in compliance with applicable subdivision ordinances, and that the Property constitutes a separate tax lot; (4) confirm that the property owner is in compliance with all setback laws; and (5)

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October 23, 2019

provide a description of owner's right to restore damaged improvements on the Property if such represent legal nonconforming use.

**4. Parking:** Please include any onsite parking requirements for the subject property.

**Please address your response to the following lender, but email the zoning verification letter to my attention at [jwilhelm@milesstockbridge.com](mailto:jwilhelm@milesstockbridge.com).**

StanCorp Mortgage Investors, LLC  
19225 NW Tanasbourne Drive 3rd Floor  
Hillsboro, OR 97124

With this letter, I have enclosed a check in the amount of \$200.00 made payable to City of Frederick to cover the administrative costs associated with your review. If you need any further information regarding this request, please feel free to give me a call.

I appreciate your assistance with this matter.

Sincerely,



Julie L. Wilhelm  
Paralegal

Enclosures

cc: Sandra L. Howard, Esquire

Real Property Data Search

You may experience issues today as SDAT works to restore all services. SDAT apologizes for any inconvenience the last few days, and asks for patience as we continue to work to make the site better.

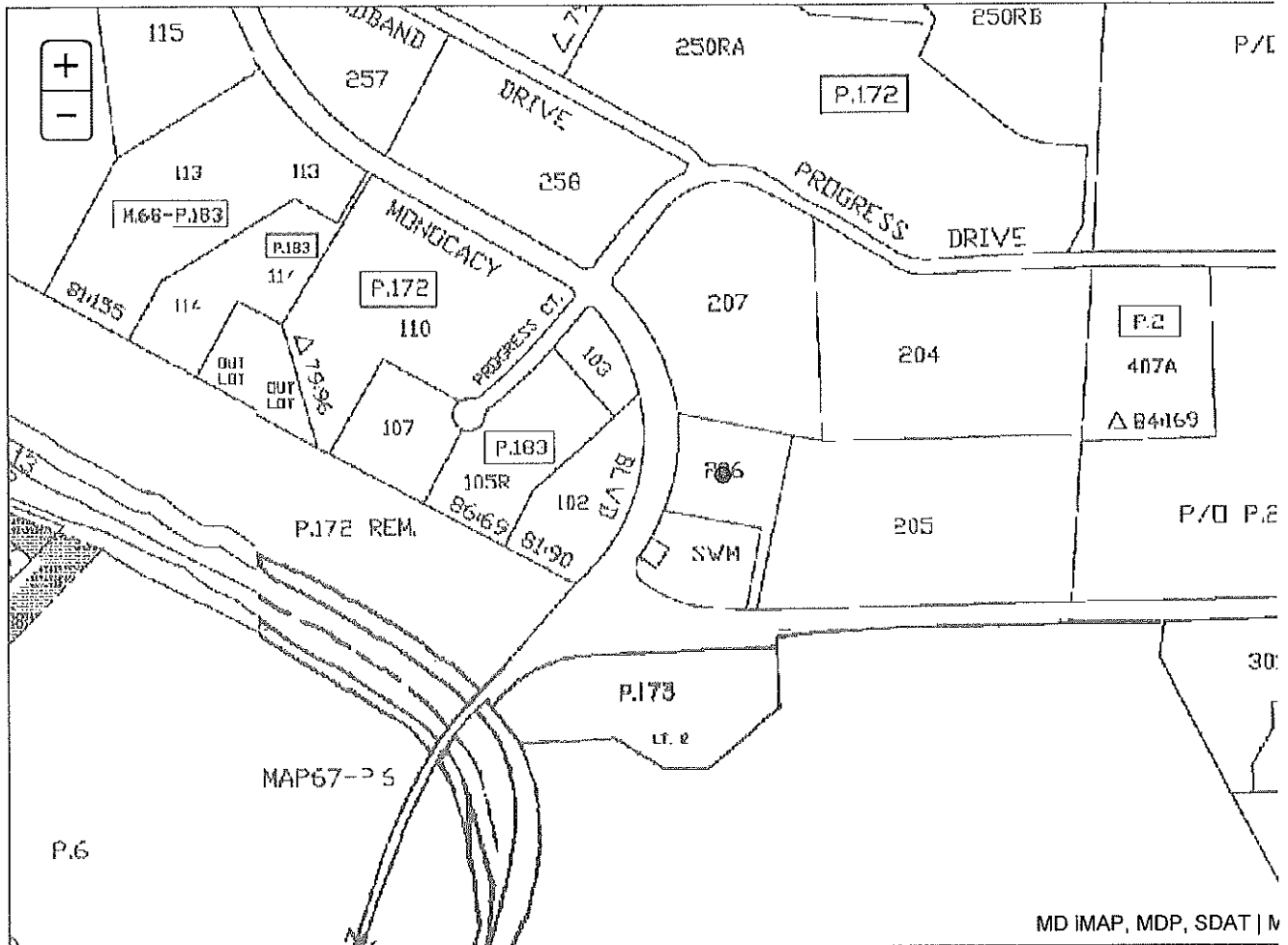
Search Result for FREDERICK COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt: None		Special Tax Recapture: None
Exempt Class: None		
Account Identifier:	District - 02 Account Number - 232383	
Owner Information		
Owner Name:	RIVERSIDE TECHNOLOGY PARK IV LLC	Use: INDUSTRIAL Principal Residence: NO
Mailing Address:	C/O ST. JOHN PROPERTIES 5104 PEGASUS CT STE A FREDERICK MD 21704-8323	Deed Reference: /06722/ 00324
Location & Structure Information		
Premises Address:	1708 MONOCACY BLVD FREDERICK 21701-0000	Legal Description: LOT 206 3.73 ACRES RIVERSIDE CORPORATE PARK
Map:	Grid:	Parcel:
0068	0007	0172
Neighborhood:	Subdivision:	Section:
20000.11	0000	
Block:	Lot:	Assessment Year:
	206	2020
Plat No:	Plat Ref:	
	0068/0009	
Special Tax Areas: None	Town:	FREDERICK CITY
	Ad Valorem:	104
	Tax Class:	None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2019	5,520 SF	
Property Land Area	County Use	
3.7300 AC	000000	
Stories	Basement	Type
		CONVENIENCE STORE
Exterior	Quality	Full/Half Bath
FRAME/	C3	
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2017
Land:	796,100	796,100
Improvements	1,089,000	1,089,000
Total:	1,885,100	1,885,100
Phase-in Assessments		
		As of 07/01/2019
		As of 07/01/2020
Preferential Land:	0	1,885,100
Transfer Information		
Seller: RIVERSIDE INVESTMENT GROUP LLC	Date: 08/31/2007	Price: \$336,280
Type: NON-ARMS LENGTH OTHER	Deed1: /06722/ 00324	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		

Frederick County

New Search (<https://sdats.dat.maryland.gov/RealProperty/>)

District: **02** Account Number: **232383**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net) (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

TO US 15 & MD 26 ↗

TO FORT DETRICK ↖



# Riverside Tech Park

Public Storage

BUILDING A  
22,560 SF

BUILDING B  
40,120 SF

BUILDING C  
35,840 SF

BUILDING D  
38,000 SF

NATIONAL CANCER INSTITUTE →

FUTURE DEVELOPMENT

WELLS FARGO

ROYAL FARMS  
Real Fresh. Real Fast.

8415 Progress Drive 66,240 SF

8425 Precision Way 75,240 SF

8435 Progress Drive 84,240 SF

8445 Spires Way 81,240 SF

8430 Spires Way 87,240 SF

8420 Gas House Pike 93,360 SF

charles river

CLUSTERED SPIRES GOLF CLUB

↙ FREDERICK MUNICIPAL AIRPORT

