



# FREDERICK

## PLANNING

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January 14, 2022

Leigh Brown  
Frederick Land and Home  
53 E. Patrick Street  
Frederick, MD 21701

**Re: 22-028ZD, Zoning Determination, 217-219 Dill Avenue**

Dear Ms. Brown:

In response to your letter dated January 14, 2022 that was updated to include 217-219 Dill Avenue, Staff has prepared the following information:

The subject property, 217-219 Dill Avenue (the "Property"), is zoned IST (Institutional). Per Section 401, Table 401-1 of the Land Management Code (LMC), the purpose of this floating district is to provide for public, private or non-profit owned areas when the public is invited or permitted to congregate. This includes hospitals, houses of worship, schools, government offices and facilities, and other similar facilities. Therefore, the use of the Property as a school is a permitted use in the IST district.

There are no current 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@cityoffrederickmd.gov](mailto:skelly@cityoffrederickmd.gov).

*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/Zoning  
Administrator

cc: Gabrielle Collard, Division Manager of Current Planning



January 14, 2022

To Whom it May Concern,

I am writing to submit a Zoning Determination Request for 211-217 Dill Ave Frederick, MD 21701 (tax id 02-041758). The property is listed for sale by my office and we need this information to go with the sale. We are currently under contract and we have the following request from the attorney:

We need a zoning certification for the entire property that is being purchased and we also need to confirm that the use of a “school” can continue at the property location.

Thank you for getting this back to me however it appears there is another parcel listed with this sale and it is 219 Dill Ave (tax id 02-041782).