



FREDERICK

PLANNING

September 12, 2022

Mr. Seth Levine
President, LegacyHouse Title
47 E South Street, Suite 101
Frederick, MD 21701

Re: 22-824ZD Zoning Determination: 750 Carroll Parkway

Dear Mr. Levine:

In response to your letter received on August 19, 2022, Staff has prepared the following information:

1. The subject property is zoned R16 (High Density Residential). *“The R16 District is intended to provide for residences in an urban residential environment with a maximum density of 16 dwellings per acre. In addition, this district is intended to accommodate a complement of residential support uses normally utilized during the daily activities of residents, to protect these areas from the encroachment of incompatible uses and to guide development within the district to occur in a manner that complies with the Comprehensive Plan.”*
2. Per Land Management Code (LMC) Table 405-1 *Dimensional Regulations*, the R16 zone allows for single-family, duplex, townhouse, and multi-family units. On November 8, 2021, the Planning Commission conditionally approved a Combined Preliminary Plat and Final Site Plan (PC21-203PSU/FSI) and a Combined Forest Stand Delineation and Preliminary Forest Conservation Plan (PC21-204FSCB). The Combined Preliminary Plat and Final Site Plan was approved in compliance with the LMC for 11 single family units with a minimum lot size of 5,000 s.f. to be subdivided from the original lot 1A.
3. To staff’s knowledge, there are no outstanding zoning, building or fire violations associated with the subject property.

If you have any further questions, please don’t hesitate to contact me at (301) 600-1718 or preppert@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,

In Concurrence,

Pam Reppert



Pam Reppert
Planner III

Gabrielle Collard
Division Manager for Current Planning