



FREDERICK

PLANNING

September 12, 2022

Sergio Bolanos
120 W Church Street, Ste 3A
Frederick, MD 21701

Re: 22-827ZD Zoning Determination: 66 Waverley Drive

Dear Mr. Bolanos:

In response to your email dated August 18, 2022, Staff has prepared the following information:

1. The subject address is part of the Fredericktowne Mall shopping center addressed 1301 W Patrick Street, on Map 661, Parcel 1606. The property is zoned General Commercial (GC) and is partially located within the Highway Noise Impact Overlay (HNO). The provisions of the HNO established in Section 422 of the Land Management Code (LMC) apply to noise impacted residential uses and with the Property's current nonresidential use, are not applicable.
2. Per LMC Table 404-1 *Use Matrix*, the CDL driving school is classified as "Vo-tech, Trade School, and Training Center" as a permitted use in the GC zone.
3. The parking requirements of Section 607, Table 607-1 of the LMC, the *Parking Schedule*, do not specifically address vo-tech/trade schools/training centers where vehicles are involved in the training activities, but generally establish that the use requires one parking space per 200 square feet or one per four students, whichever is greater, at a minimum and no more than one parking space per 150 square feet or one per four students, whichever is less, may be provided. The minimum amount of off-street parking as well as any additional parking needed to support the uses must be provided onsite, while still maintaining adequate parking for the shopping center uses in accordance with Table 607-1.
4. The use will need all its applicable licenses to operate; however, the City does not review the licenses prior to issuing a zoning certificate. Zoning certificate is "a

document issued by the Planning Department granting approval to undertake certain activities specified in an application, noting compliance with zoning provisions and other regulations of the LMC.”

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,

Pam Reppert

Pam Reppert
Planner III

In Concurrence,



Gabrielle Collard
Division Manager of Current Planning