

Joseph Adkins, AICP
Deputy Director



Michael C. O'Connor
Mayor

FREDERICK

PLANNING

July 29, 2020

MATAN
C/o Ms. Renee Bugbee
4600 Wedgewood Boulevard, Suite A
Frederick, MD 21703

Re: 20-578ZD: Zoning Determination, Property: 325.8 Acres owned by Renn Family Investments LLC consisting of:
Parcel 1: TAX ID # 13-296243- 165.16 acres located at 8908 Gas House Pike
Parcel 2: TAX ID # 13-302456 - 104.88 acres located directly east of 8908 Gas House Pike
Parcel 3: TAX ID # 13-302448 - 0.5 acres located north of Gas House Pike
Parcel 4: The remainder lot to the south of the above parcels, approximately 55.76 AC

Dear Mr. Bugbee,

In response to your request dated June 30, 2020, Staff has prepared the following information:

The subject property, comprising the four parcels itemized above, (the "Property") is a portion of the land that was annexed into the City in 2017 by Resolution 17-20, attached hereto. The entire area of annexation was 387.190 spanning both north and south of Gas House Pike. In accordance with Resolution 17-20, a final plat was recorded in 2019 (Case PC18-191FSU, Plat Book 101, Page 175) for the purposes of subdividing the portion of the annexed area on the south side of Gas House Pike to create a 60.118 acre "farm lot," the boundary of which reflecting the area of the annexation zoned Resource Conservation (RC); the remaining area, approximately 55.759 acres being Parcel 4.

By Resolution 17-20, the Property (comprising Parcels 1-4) is zoned Light Industrial (M1) and is also partially located within the Airport Overlay (AO). Per Section 401, Table 401-1 of the Land Management Code (LMC), the purpose and intent of the M1 district is to provide land for offices and those industrial activities that do not require special measures to control odor, dust or noise and that do not involve hazardous materials and whose environmental impacts are contained within the property limits. The AO is designated on lands around the Frederick Municipal Airport (FDK) to control land uses to address safety issues and to notify contract purchasers of noise and other impacts on lands near the Airport; development within the AO is subject to the provisions of

Section 419 of the LMC. Resolution 17-20 also addressed the Property's location with respect to the Airport in establishing requirements for avigation easements as defined more thoroughly therein.

Beyond the recordation of the above noted final plat and the terms of the annexation resolution, there have been no development approvals granted for the Property. Permitted uses for the Property are enumerated in Section 404, Table 404-1 of the LMC, the *Use Matrix*. The first step in initiating a development application for the Property is the Pre-Application Process established in Section 301(a) of the LMC, which requires the submission of a sketch plan and associated application for demolition review if applicable and results with a Notice to Proceed with a formal subdivision/site plan application.

There are no known violations outstanding on the Property.

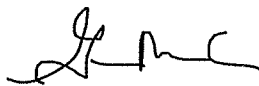
If you have any further questions please don't hesitate to call me at (301) 600-1883 or email me at gcollard@cityoffrederickmd.gov

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,



Gabrielle Collard
Div. Manager of Current Planning

Joe Adkins
Zoning Administrator/Deputy Director

Cc: Jessica Murphy, CoF
Carreanne Eyler, CoF



June 26, 2020

Joe Adkins, AICP
Gabrielle Collard
City of Frederick Planning Department
Municipal Office Annex
140 West Patrick Street
Frederick, Maryland 21701

RE: Request for Zoning Determination Letter
Property: 325.8 Acres owned by Renn Family Investments LLC consisting of
Parcel 1: TAX ID # 13-296243- 165.16 acres located at 8908 Gas House Pike
Parcel 2: TAX ID # 13-302456 - 104.88 acres located directly east of 8908 Gas House Pike
Parcel 3: TAX ID # 13-302448 - 0.5 acres located north of Gas House Pike
Parcel 4: The remainder lot to the south of the above parcels, approximately 55.76 AC

Dear Mr. Adkins,

We are requesting a Zoning Determination Letter for the abovementioned property in the City of Frederick. Attached to this letter is more specific information on the property. We request that the letter reflect the following items:

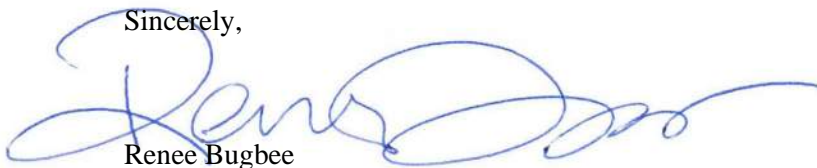
1. Current zoning
2. Approved uses
3. Any zoning or site plan violations
4. Compliance with the Land Management Code
5. Any status of preliminary site plan approvals
6. Any additional data that is standard and customary in such a determination.

Please address the letter to:

Matan Acquisitions II, L.L.C.
c/o Matan Companies, LLLP
4600 Wedgewood Boulevard, Suite A
Frederick, Maryland 21703

Payment will be made online in the amount of \$800.00 (\$200.00 per parcel). Please contact me directly with any questions at 301-815-9987 or via email rbugbee@mataninc.com.

Sincerely,



Renee Bugbee



Frederick, MD (Headquarters)
4600 Wedgewood Blvd. Suite A
Frederick, MD 21703

P (301) 694-9200
W mataninc.com

Germantown, MD
20251 Century Blvd. Suite 100
Germantown, MD 20874

P (866) 972-4200
W mataninc.com

Real Property Data Search

Search Result for FREDERICK COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

**** DELETED 04/30/2020 ******Special Tax Recapture: AGRICULTURAL TRANSFER TAX****Account Identifier:** District - 13 Account Number - 296243

Owner Information

Owner Name:	RENN FAMILY INVESTMENTS LLC	Use:	AGRICULTURAL
		Principal Residence:	NO
Mailing Address:	C/O ROBERT E RENN JR 8818 YELLOW SPRINGS RD FREDERICK MD 21702-	Deed Reference:	/10763/ 00130

Location & Structure Information

Premises Address:	8908 GAS HOUSE PIKE 0-0000	Legal Description:	165.16 AC N/S GAS HSE. PIKE W/LINGANORE RD.
--------------------------	-------------------------------	---------------------------	---

Map: 0068	Grid: 0003	Parcel: 0003	Neighborhood: 13010001.11	Subdivision: 0000	Section:	Block:	Lot:	Assessment Year: 2020	Plat No:	Plat Ref:
------------------	-------------------	---------------------	----------------------------------	--------------------------	-----------------	---------------	-------------	------------------------------	-----------------	------------------

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1870	2,920 SF		165.1600 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	FRAME/	3	2 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2020	07/01/2019	07/01/2020
Land:	228,500	243,500		
Improvements	206,800	84,300		
Total:	435,300	327,800	435,300	327,800
Preferential Land:	78,500			78,500

Transfer Information

Seller: RENN FAMILY INVESTMENTS LLC	Date: 09/21/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10763/ 00130	Deed2:
Seller: RENN ROBERT E & BEATTIE I	Date: 11/13/2014	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10282/ 00119	Deed2:
Seller: BISER BROTHERS INC.	Date: 10/05/1987	Price: \$565,000
Type: ARMS LENGTH IMPROVED	Deed1: /01449/ 00302	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search

Search Result for FREDERICK COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**** DELETED 04/02/2020 ******Special Tax Recapture: AGRICULTURAL TRANSFER TAX****Account Identifier:** District - 13 Account Number - 302456

Owner Information

Owner Name:	RENN FAMILY INVESTMENTS LLC	Use:	AGRICULTURAL
Mailing Address:	C/O ROBERT E RENN JR 8818 YELLOW SPRINGS RD FREDERICK MD 21702-	Principal Residence:	NO
		Deed Reference:	/10763/ 00130

Location & Structure Information

Premises Address:	GAS HOUSE PIKE 0-0000	Legal Description:	104.88 AC N/S GAS HSE. PIKE W/LINGANORE RD.
--------------------------	--------------------------	---------------------------	---

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0068	0010	0005	13010001.11	0000				2020	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			104.8800 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2020	07/01/2019	07/01/2020
Land:	40,600	40,600		
Improvements	4,500	4,700		
Total:	45,100	45,300	45,100	45,167
Preferential Land:	40,600			40,600

Transfer Information

Seller: RENN FAMILY INVESTMENTS LLC	Date: 09/21/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10763/ 00130	Deed2:
Seller: RENN ROBERT E JR ETAL	Date: 11/13/2014	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10282/ 00119	Deed2:
Seller:	Date: 11/02/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08584/ 00479	Deed2:

Exemption Information

Partial Exempt Assessments:	Class		07/01/2019	07/01/2020
County:	000		0.00	
State:	000		0.00	
Municipal:	000		0.00 0.00	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search

Search Result for FREDERICK COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

**** DELETED 05/27/2020 ******Special Tax Recapture: None****Account Identifier: District - 13 Account Number - 302448**

Owner Information

Owner Name:	RENN FAMILY INVESTMENTS LLC	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	C/O ROBERT E RENN JR 8818 YELLOW SPRINGS RD FREDERICK MD 21702-	Deed Reference:	/10763/ 00130

Location & Structure Information

Premises Address:	GAS HOUSE PIKE 0-0000	Legal Description:	LT 1/2 AC N/S GAS HSE. PIKE W/LINGANORE RD.
--------------------------	--------------------------	---------------------------	---

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0068	0010	0005	13010001.11	0000				2020	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			0.5000 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2020	07/01/2019	07/01/2020
Land:	2,500	2,500		
Improvements	0	0		
Total:	2,500	2,500	2,500	2,500
Preferential Land:	0			0

Transfer Information

Seller: RENN FAMILY INVESTMENTS LLC	Date: 09/21/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10763/ 00130	Deed2:
Seller:	Date: 11/13/2014	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10282/ 00119	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /01108/ 00425	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

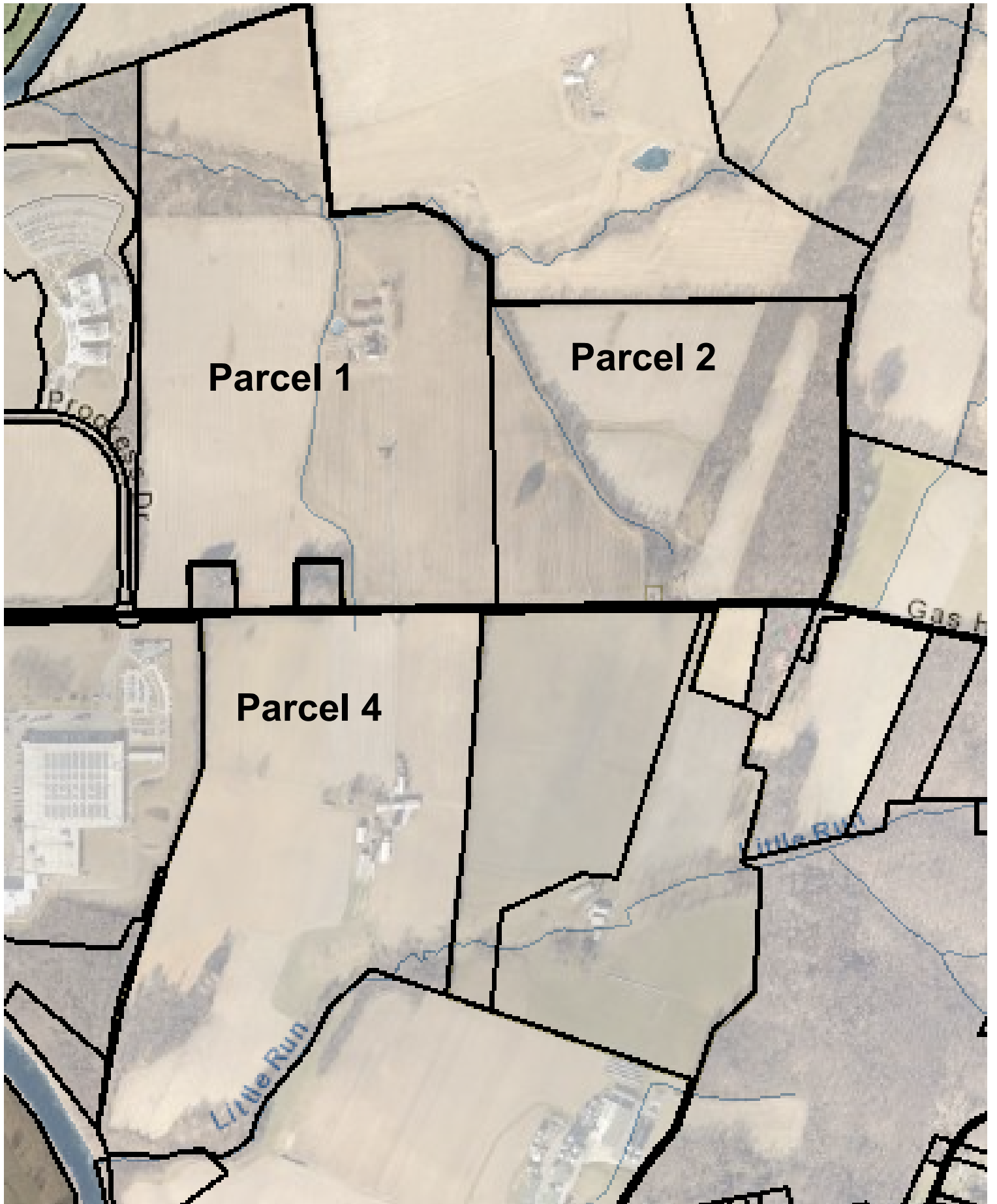
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**



Parcel 1

Parcel 2

Parcel 4

Prockess Dr

Little Run

Gas h

Little Run