

July 29, 2020

VIA FEDERAL EXPRESS

City of Frederick
140 W. Patrick Street
Frederick, MD 21701
Attn: Mr. Joe Adkins
Deputy Director of Planning

Re: Zoning Compliance Letter for Property Located at:
E. Church Street, Frederick, MD 21701
Owner Name: Frederick Memorial Hospital
Tax Id Nos.: 02-030519
02-217376
Our File No. 110488.00017

Dear Mr. Adkins:

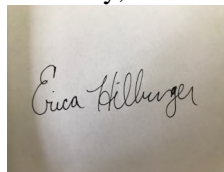
This letter is to request a zoning compliance letter in connection with the above-captioned property. Please confirm (i) the zoning district of the property, (ii) any known violations of the current zoning status, (iii) any pending violations and/or any actions for rezoning of the property, (iv) special exceptions with respect to the property; (v) permitted uses under the current zoning; (vi) setback requirements; (vii) parking requirements, (viii) any known or pending building code violations; and (ix) any other related information concerning the property.

Please address the letter to Erica Hilburger and send via email to ehilburger@shulmanrogers.com. In addition, please mail a copy of the compliance letter to Shulman, Rogers, Gandal, Pordy & Ecker, P.A. at the address below, Attention: Erica H. Hilburger.

Our Firm check in the amount of \$200.00 is enclosed for your processing fee.

If you require any additional information, please do not hesitate to communicate with me. Thank you for your assistance.

Sincerely,

A rectangular photograph of a handwritten signature in cursive script, which reads "Erica Hilburger". The signature is written in dark ink on a light-colored, slightly textured surface.

Erica H. Hilburger
Legal Assistant

Real Property Data Search

Search Result for FREDERICK COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 030519

Owner Information

Owner Name:	FREDERICK MEMORIAL HOSPITAL INC	Use:	EXEMPT COMMERCIAL NO
Mailing Address:	400 W 7TH ST FREDERICK MD 21701-4506	Principal Residence:	
		Deed Reference:	/02303/ 00232

Location & Structure Information

Premises Address:	E CHURCH ST FREDERICK 21701-0000	Legal Description:	19.496 AC E. CHURCH ST. EXTD. FREDERICK
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Map: 0414	Grid: 0006	Parcel: 1358A	Neighborhood: 20000.11	Subdivision: 0000	Section:	Block:	Lot:	Assessment Year: 2020	Plat No:	Plat Ref:
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Town: FREDERICK CITY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			19.4900 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:	1,398,100	1,398,100		
Improvements	0	0		
Total:	1,398,100	1,398,100	1,398,100	1,398,100
Preferential Land:	0			0

Transfer Information

Seller: HOUSEHOLD PRODUCTS MANUFACTURING	Date: 06/20/1997	Price: \$2,149,500
Type: ARMS LENGTH MULTIPLE	Deed1: /02303/ 00232	Deed2:
Seller: CLOROX COMPANY	Date: 07/09/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02204/ 01356	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	820	1,398,100.00	1,398,100.00
State:	820	1,398,100.00	1,398,100.00
Municipal:	820	1,398,100.00 1,398,100.00	1,398,100.00 1,398,100.00

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:**

Real Property Data Search

Search Result for FREDERICK COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 217376

Owner Information

Owner Name:	FREDERICK MEMORIAL HOSPITAL	Use:	EXEMPT COMMERCIAL NO
Mailing Address:	400 WEST SEVENTH ST. FREDERICK MD 21701	Principal Residence:	
		Deed Reference:	/02303/ 00232

Location & Structure Information

Premises Address:	E CHURCH ST 0-0000	Legal Description:	4.79 INDUSTRIAL ACRE E. CHURCH EXTD FREDERICK
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Map: 0414	Grid: 0006	Parcel: 1359A	Neighborhood: 20000.11	Subdivision: 0000	Section:	Block:	Lot:	Assessment Year: 2020	Plat No:	Plat Ref:
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Town: FREDERICK CITY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1964	50,837 SF		4.7900 AC	000000

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		STORAGE WAREHOUSE	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2020	07/01/2019	07/01/2020
Land:	523,800	523,800		
Improvements	1,552,000	1,639,100		
Total:	2,075,800	2,162,900	2,075,800	2,104,833
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	820	2,075,800.00	2,104,833.00
State:	820	2,075,800.00	2,104,833.00
Municipal:	820	2,075,800.00	2,104,833.00

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:**
