



FREDERICK

PLANNING

November 26, 2019

Pirhl Developers LLC
C/o Ms. MaryEllen Melcher
800 West St. Clair Avenue/4th Floor
Cleveland, OH 44113

Re: 19-1199ZD: Zoning Determination 520 N. Market Street

Dear Ms. Melcher:

In response to your letter dated November 14, 2019 Staff has prepared the following information:

The subject property ("Property") is zoned Downtown Commercial/Residential (DB) and is located within the Historic Preservation Overlay (HPO). Per Section 401, Table 401-1 of the Land Management Code (LMC), the purpose and intent of the DB district is to encourage the development of the Center City's commercial areas. It allows most office and retail activities as well as high density residential uses.

A final site plan for the redevelopment of the Property for the establishment of 59 multifamily residential units and the retention of one single family, detached dwelling unit was approved by the City of Frederick's Planning Commission on July 11, 2016 in accordance with all applicable regulations of the City's LMC. The site was constructed in accordance with the approved plans and a certificate of occupancy was issued on May 1, 2019 indicating compliance with all applicable building codes and zoning regulations.

There are no active violations pending on any of the above noted parcels at this time.

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

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,



Gabrielle Collard
Div. Manager of Current Planning

In Concurrence,



Joseph A. Adkins, AICP
Deputy Director for Planning

Cc:

Chron File
DET PROJ



800 West St. Clair Avenue / 4th Floor
Cleveland, Ohio 44113
P. 216.378.9690
F. 216.378.9691

19-1199

November 14, 2019

City of Frederick
140 West Patrick Street
Frederick, MD 21701
Attn: Ms. Gabrielle Collard

Re: Zoning Confirmation Letter – 520 North Market Apartments
(Parcel – 520 N. Market St – 02-020637)

Dear Ms. Collard:

The purpose of this letter is to formally request Zoning Confirmation Letter for 520 North Market Apartments in the City of Frederick.

Please send the letter to PIRHL Developers, LLC 800 West St. Clair Avenue, Cleveland, OH 44113 to the attention of MaryEllen Melcher. I would appreciate if you could send an electronic copy of the letter via email as well to mmelcher@pirhl.com.

If you need any additional information or if you have any questions regarding this request, please feel free to contact me directly at (216)453-4876

Sincerely,

MaryEllen Melcher
Director of Development Project Management