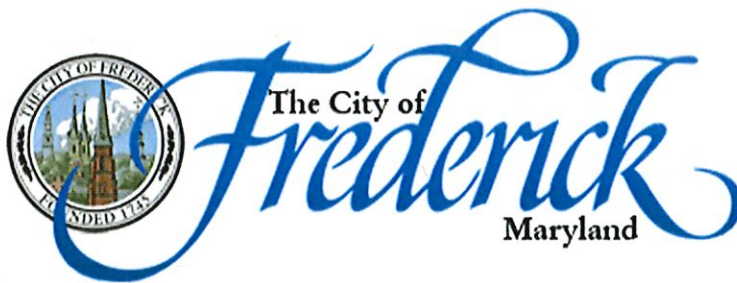


Mayor

Michael C. O'Connor



Aldermen
Kelly Russell
President Pro Tem

Derek T. Shackelford
Roger A. Wilson
Donna Kuzemchak
Ben MacShane

April 1, 2019

Patrick Greaney
Furey Doolan & Abell LLP
7600 Wisconsin Avenue, Suite 600
Bethesda, MD 20814

Re: 19-192ZD, Zoning Determination, 30 West Patrick Street

Dear Mr. Greaney,

In response to your letter dated March 6, 2019, Staff has prepared the following information:

The subject property, 30 West Patrick Street (the "Property"), is zoned DB (Downtown Commercial/Residential). Per Section 401, Table 401-1 of the Land Management Code (LMC), the DB district is intended 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. To encourage the implementation of this objective, certain parking requirements are relaxed for development or redevelopment in this district. The Property is also located in the Historic Preservation Overlay (HPO) zoning district. The purpose of this overlay district, in accordance with the Land Use Article of the Annotated Code of Maryland, is for the City of Frederick to designate boundaries for sites, structures, or districts which are deemed to be of historic, archeological, or architectural significance. This overlay district also codifies the requirements of the Historic Preservation Commission.

There are no regulatory or building code violations pending on the Property at this time.

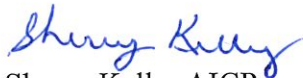
If you have any further questions please don't hesitate to contact me at (301) 600-4588 or skelly@cityoffrederick.com.

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,



Sherry Kelly, AICP
City Planner

In Concurrence,



Joseph A. Adkins, AICP
Zoning Administrator/Deputy Director for
Planning

cc: Gabrielle Collard, Division Manager of Current Planning

March 6, 2019

BY FALCON OVERNIGHT MAIL

Joseph A Adkins, AICP
Planning Department
Deputy Director for Planning
140 West Patrick Street
Frederick, MD 21701

Re: Zoning Verification Request
Tax Account Number: 02-141922
Property Address: 30 West Patrick Street, Frederick, Maryland 21701

Dear Joe:

Enclosed please find a Zoning Verification Request Form and a check in the amount of \$200.00 to the City of Frederick for a zoning verification for the above-referenced property. We represent LDG Inc., which is purchasing the Property. Please verify the zoning classification, the permitted uses and whether there are any current violations of zoning regulations. If at all possible, we would like to have your response by March 20, 2019 in order to comply with the closing requirements of the lender.

If you have any question or need additional information, please let me know. Thank you.

Sincerely,



Patrick F. Greaney

Attachments: Maryland SDAT printout
Zoning Verification Form



**DIVISION OF PLANNING AND PERMITTING
FREDERICK COUNTY, MARYLAND**

Office of the Zoning Administrator

30 North Market Street • Frederick, Maryland 21701
301-600-2572 • FAX 301-600-2309 • TTY: Use Maryland Relay
www.FrederickCountyMD.gov/planning

ZONING VERIFICATION REQUEST-APPLICATION (Phase 4)

Zoning verification letters will contain information relating to the current zoning use, compliance and any existing zoning violations of the requested property. Additionally, the zoning verification letter may provide zoning certificate approval for those uses that only require a zoning certificate **excluding** Agricultural Buildings. For zoning certificate approval for community solar farms, please use *Attachment A* for additional submittal requirements.

Required Information for all requests:

Memo or Statement (including specific determination or zoning information you may require) addressed to Mr. Tolson DeSa, Zoning Administrator, 30 N. Market Street, Frederick, MD 21701

Note: Information can be obtained from either the property owner or the Maryland Department of Assessments and Taxation, Phone (301)815-5350, www.dat.state.md.us

Please note: The \$115.00 fee is charged per parcel lot, permit number, unit number, or tenant number. Request with multiple tenants, such as a shopping center or office complex, requires a separate request and fee for each tenant occupying the space, refer to page #2 of application.

1. Commercial or Residential (Circle one)

Tax Map 0417 Parcel # 0076B Tax ID# 02-141922 Lot # 1-C
Property Owner Atlas West End Patrick Center
Property Address and or Description of the Subject property 30 West Patrick Street
Frederick, MD 21701

Owner/Applicant Patrick F. Greaney
Address 7600 Wisconsin Ave., Suite 600
Bethesda, MD 20814
Phone 301-347-1235
Check one for Determination Letter:
 Mail Email pgreaney@fdalaw.com

CDD-Dev. Review

File #:
A/P #:
Due Date:

Notes: 1. Review comments Frederick County Web Site : <http://www.frederickcountymd.gov/index.aspx?nid=2532>
2. Only complete submissions will be credited on the date received

Patrick F. Greaney
Printed name

Signature of Owner or Applicant

FEES

Checks made payable to Treasurer of Frederick County-Additional fees may be due per Fee Ordinance Resolution 12-07

(ZONVER)

1. Zoning Fee per request =	\$115.00
2. Number of Request =	
Total =	

Real Property Data Search

Search Result for FREDERICK COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 02 Account Number - 141922			
Owner Information					
Owner Name:	ATLAS WEST END PATRICK CENTER		Use:	COMMERCIAL	
Mailing Address:	C/O WEST END CAPITAL GROUP LLC 2200 PENNSYLVANIA AVE NW WASHINGTON DC 20037-		Principal Residence:	NO	
			Deed Reference:	/10020/ 00049	
Location & Structure Information					
Premises Address:		30 W PATRICK ST 0-0000		Legal Description:	LOT 1-C- 10802 SF WEST PATRICK STREET FREDERICK CITY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0417	0003	0076B		0000	
					Block:
					3
					Lot:
					3
					Assessment Year:
					2017
					Plat No:
					33
					Plat Ref:
					123
Special Tax Areas:		Town:		FREDERICK CITY	
		Ad Valorem:		104	
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1987	71239		10,802 SF		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		OFFICE BUILDING			Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	3,780,700	3,780,700			
Improvements	6,668,000	8,719,300			
Total:	10,448,700	12,500,000	11,816,233	12,500,000	
Preferential Land:	0			0	
Transfer Information					
Seller: FP PATRICK CENTER LLC		Date: 04/23/2014		Price: \$11,500,000	
Type: ARMS LENGTH IMPROVED		Deed1: /10020/ 00049		Deed2:	
Seller: WOODSTONE ASSOCIATES		Date: 09/23/2004		Price: \$10,584,000	
Type: ARMS LENGTH IMPROVED		Deed1: /04863/ 00767		Deed2:	
Seller: WOODSTONE ASSOCIATES		Date: 11/08/2002		Price: \$200,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /03347/ 00305		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			

FUREY, DOOLAN & ABELL, LLP
OPERATING ACCOUNT

44735

DATE	DESCRIPTION	INVOICE #	CHECK		NET AMOUNT
			AMOUNT	DEDUCTION	
03/06/19	11553.47 zoning verification		200.00		200.00

City of Frederick

CHECK DATE	CONTROL NUMBER	TOTALS ▶	Gross:	Ded:	Net:
03/06/19	44735		200.00	0.00	200.00

FUREY, DOOLAN & ABELL, LLP
OPERATING ACCOUNT
7600 WISCONSIN AVENUE, SUITE 600
BETHESDA, MARYLAND 20814

UNITED BANK
68-444/560

ESSENTIAL Check Fraud
Protection for Business

44735

DATE

CHECK

AMOUNT

03/06/19

****\$200.00

PAY
TO THE
ORDER
OF

*** TWO HUNDRED & 00/100 DOLLARS

City of Frederick



Julian O'Brien
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈00044735⑈ ⑆056004445⑆ 1010184032⑈