

Mayor

Michael C. O'Connor



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Donna Kuzemchak
Ben MacShane

August 29, 2019

Fishman Family LLC
C/O David Fishman
7310 Grove Rd., Suite 101
Frederick, MD 21704

RE: 19-896ZD: Zoning Determination for 45 Waverley Drive, Frederick, MD 21702

Mr. Fishman:

In response to your letter received on August 29, 2019, Staff has prepared the following information:

The subject property (the "Property") is zoned General Commercial (GC). Per Section 401, Table 401-1 of the *Land Management Code* (LMC), the purpose and intent of the GC district is "provide for a variety of retail use and services in free-standing parcels or shopping centers to serve the community's general commercial needs."

If you have any further questions please don't hesitate to call me at (301) 600-1770 or email me at mbrown@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,



J. Marshall Brown, AICP
City Planner

In Concurrence,



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

cc: Gabrielle Collard, Division Manager of Current Planning

/enclosures

19-896

Fishman Family LLC.

7310 Grove Road • Suite 101 • Frederick, MD 21704

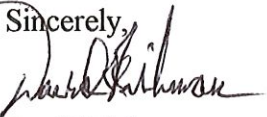
(301) 662-8885 Fax: (301) 663-9347
Email: beebldg@gmail.com

August 29, 2019

Re: 45 Waverley Drive
Frederick, MD 21702
Property No. 02-148943
Liber: 2514 Folio: 1329

This letter serves as a request of zoning verification (B-3) General Commercial, for our property located at 45 Waverley Drive, Frederick, Maryland 21702.

Sincerely,



David Fishman
Fishman Family LLC.