



FREDERICK

PLANNING

May 12, 2022

Tim Kamas
Canterbury Station LLC
57 Randolph Road
Silver Spring, MD

Re: 22-315ZD Zoning Determination: Canterbury Station Lot 204

Dear Mr. Kamas:

In response to the request dated March 31, 2022, Staff has prepared the following information:

1. The subject property, Lot 204, on plat entitled, *Sections 1 and 2, Lots 203, 204, and 3RA* recorded in Plat Book 105, Page 103, is zoned R16 (High Density Residential), under the Official Zoning Map. The R16 zone permits single-family, duplex, two-family and multi-family units with a maximum of 16 dwelling units per acre under the Land Management Code (LMC) which was adopted in 2005. The Property is also within the Wellhead Protection Overlay (WHO) district.
2. A Combined Preliminary Plat and Final Site Plan (PC18-801/802/PSU/FSI) received unconditional approval on February 12, 2020, for five buildings with 260 multi-family units on Lot 204 with access through Lot 203 or off East 16th Street. The Final Plat (STF19-751FSU) creating Lot 204 was recorded on April 20, 2021.
3. Staff has no knowledge of any citations or violations in regard to the subject property.

If you have any further questions please don't hesitate to contact me at (301) 600-1718 or preppert@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,

Pam Reppert

Pam Reppert
Planner III

In Concurrence,



Joseph A. Adkins, AICP
Deputy Director for Planning