



FREDERICK

PLANNING

June 10, 2022

Meg Gawler
Community Title Network
5100 Buckeystown Pike, Suite 250
Frederick, MD 21704

Re: 22-559ZD: Zoning Determination, 1513 Tilco Drive

Dear Ms. Gawler:

In response to your request letter delivered to the City on June 3, 2022, Staff has prepared the following information:

The subject property (the "Property") referenced above is currently zoned Light Industrial (M1) and is located within the Airport Overlay (AO). Per Section 401, Table 401 of the Land Management Code (LMC), the M1 district is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust, or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits.

The AO is designated on lands surrounding the Frederick Municipal Airport (FDK) to control land uses to address safety issues and to notify contract purchasers of noise and other impacts on lands near the Airport. Development in the overlay is subject to the provisions of Section 419 of the LMC.

The last known use of the Property is an office/warehouse facility for a drilling company. This use is consistent with final site plan that was approved for a utility contractor in September of 2015 under case PC15-402FSI. Per Section 404, Table 404-1 of the LMC, utility contractor is a permitted use in the M1 zoning district.

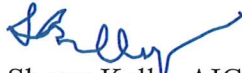
There are no outstanding zoning or code violations affecting the Property.

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



Sherry Kelly, AICP
City Planner

In Concurrence,



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

cc: Gabrielle Collard, Division Manager of Current Planning



Our office would like to request a Zoning Letter for 1513 Tilco Drive, Frederick MD 21704. The payment of \$200.00 was delivered to the City Zoning office on 6/3/2022.

This request is for a settlement to confirm current zoning and that our subject property has no current zoning violations.

Meg Gawler

**Meg Gawler
Frederick Branch Manager**

301-304-6620

meg.gawler@communitytn.com