

Frederick County Planning Commission

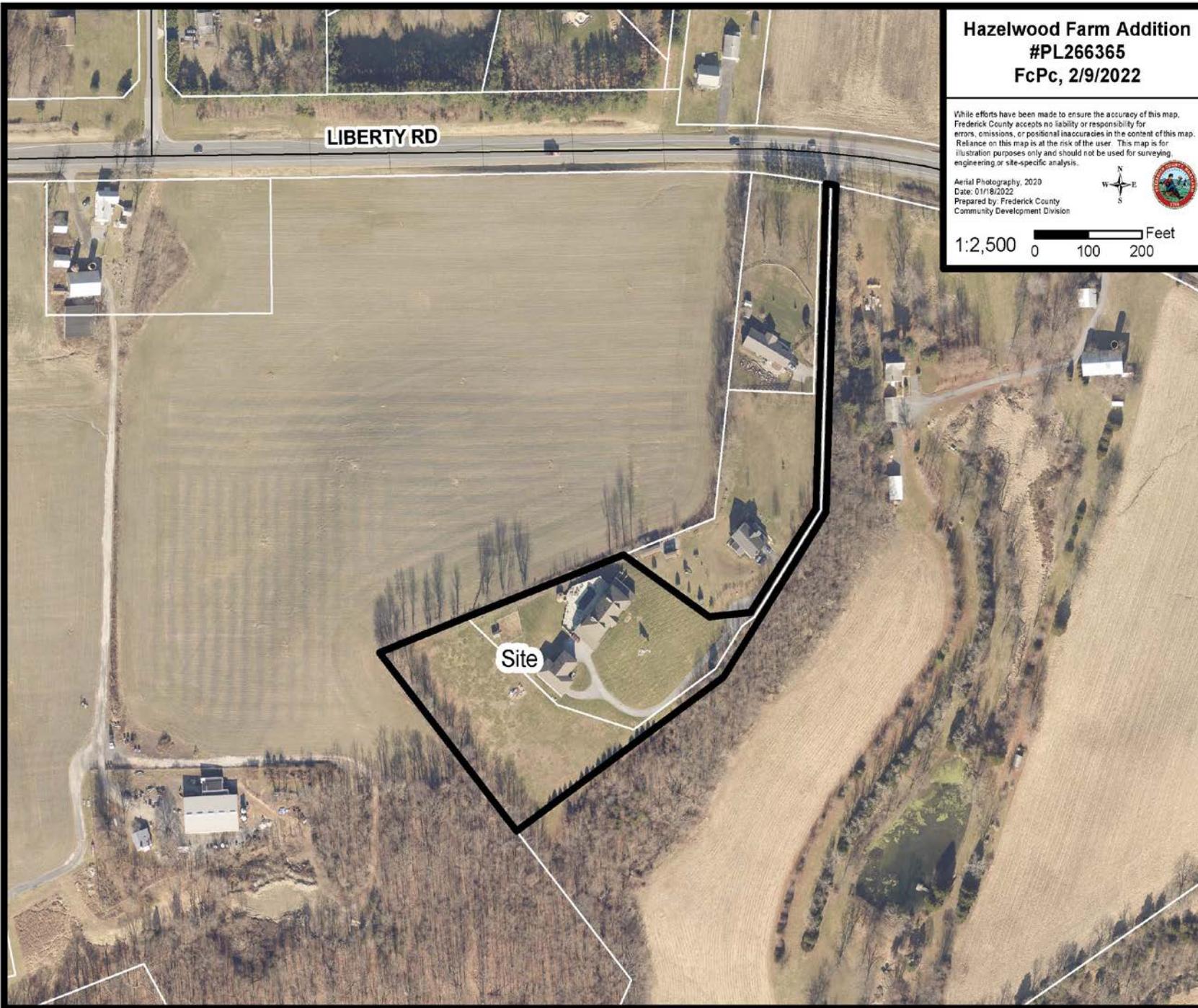


February 9, 2022

PL266365

Hazelwood Farm, Lot 4 Addition to Lot 3, Ag Cluster Modification

The Applicants are requesting a modification to allow a previously approved Lot in an Ag Cluster development to exceed the 2 acre maximum lot size for the retention of an accessory structure.



SURVEYORS CERTIFICATION

I hereby certify, that to the best of my professional knowledge and belief, that the plot shown hereon is correct, that it is all of the lands conveyed by David W. Kline and Dawn M. Kline, to David W. Kline, by deed dated May 16, 2017 and recorded in Liber 11865 Folio 382 as recorded among the Deeds and Recorded Instruments in the office of the Frederick County Clerk, State of Maryland, and that the same is in accordance with the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, and the requirements of the Frederick County Code, Section 1-16-108, as enacted or amended so far as it may concern the making of this plat and the setting of monuments and markers will be complied with.

OWNERS:

LOT 3 & LOT 4
DAVID W. KLINE
12905 LIBERTY ROAD
UNION BRIDGE, MD 21791

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LIBERTY ROAD
(MD. ROUTE NO. 26)
S.R.C. PLAT NO. 7159
(R/W VARIES)

SHA ENTRANCE
PERMIT NO. 7-FR-8803-E

44' MACADAM
EX. 25' MAC ENTRANCE
10' EXISTING
INGRESS/EGRESS
EASEMENT FOR
LOTS 1-4
(EXISTING 12'
WIDE DRIVE)

LOT 1, SECTION ONE
HAZELWOOD FARM
P# 82 P 29

EX. 12' MAC. DRIVE
(TYPICAL)

SCALE: 1" = 100' R/W
N02154000 P# 82 P 29

VICINITY MAP
SCALE: 1" = 1,000' R/W
TAX MAP 51, PARCEL 199
LOT 3 TAX ID # 08-224889
LOT 4 TAX ID # 08-224897

**ORIGINAL LIMITS
OF LOT 3**

COORDINATES

NO.	NORTH	EAST
17	599662.2784	730819.0900
72	5997466.2487	730669.2376
73	5997466.2487	730713.3618
74	5997513.4385	730713.3618
25	5998012.9661	730438.3404
77	599619.2817	730458.4642

LINE DATA

LINE	LENGTH	BEARING
L1	10.15'	S78°32'26"E
L2	10.15'	S78°32'26"E
L3	88.54'	N50°35'55"E
L4	86.17'	N41°33'31"E
L5	151.14'	S48°26'27"E
L6	148.01'	S73°09'05"E
L7	88.76'	N34°02'27"E
L8	28.07'	N54°34'37"E

TO THE CLERK OF THE COURT
THIS PLAT COMPLIES WITH SECTION 3-16-7
OF THE FREDERICK COUNTY CODE.

APPROVED
FREDERICK COUNTY

DATE DIRECTOR OF PLANNING

THE OWNERS HAVE SWEORN TO AND
SUBSCRIBED BEFORE ME THIS
DAY OF _____ 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SEE NOTES (CONTINUED) FOR ADDITION NOTES

**EXISTING
BUILDING**

**NEW LIMITS
OF LOT 4**

NOTES

- 1) THIS PROPERTY IS ZONED "A" - AGRICULTURAL.
- 2) APPLICATION IS HEREBY MADE FOR YOUR APPROVAL OF THE INDICATED TRANSFER OF LAND SOLELY FOR THE PURPOSE OF ADDING TO ADDING (HOLDINGS, FARM) AND NOT FOR DEVELOPMENT. ANY FUTURE SUBDIVISION OF THIS LAND OR BUILDING DEVELOPMENT WILL BE SUBMITTED IN THE REGULAR MANNER FOR APPROVAL IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- 3) A CONFIRMATORY DEED SHALL BE RECORDED IN THE COUNTY LAND RECORDS, AND THE RECORDED ADDITION PLAT SHALL BE REFERENCED IN THIS AND ALL SUCCESSIVE DEEDS, AND THE ADDITION PARCEL SHALL NOT BE SOLD, TRANSFERRED, OR DEVELOPED AS A SEPARATE LOT, PARCEL, OR TRACT.
- 4) A 10' FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL SIDE AND REAR FRONT LOT LINES.
- 5) ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELL & SEPTIC.
- 6) THERE ARE NO MELLS OR SEPTICS WITHIN 100' OF THE PROPERTY UNLESS SHOWN HEREON.
- 7) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THIS PROPERTY.
- 8) THE PROPERTY IS SHOWN IN ZONE X PER FLOOD INSURANCE RATE MAP NUMBER 24021003300 WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2007.

MINIMUM BUILDING RESTRICTION LINES
FRONT: 40'
REAR: 30'
SIDE: 10'

PLAT BOOK
PAGE _____
DATE _____

DATE
REVISIONS

• FOUND & HELD
○ REBAR & CAP SET

AREA TABULATION

LOT 3	= 94,213 S.F. OR 2.1628 ac.±
+ ADDITION PARCEL	= 18,968 S.F. OR 0.4354 ac.±
NEW AREA LOT 3	= 113,181 S.F. OR 2.5983 ac.±
- PANHANDLE	= 2,805 S.F. OR 0.1792 ac.±
USEABLE LOT 3	= 105,376 S.F. OR 2.4197 ac.±
LOT 4	= 90,363 S.F. OR 2.0744 ac.±
- ADDITION PARCEL	= 18,968 S.F. OR 0.4354 ac.±
NEW AREA LOT 4	= 71,395 S.F. OR 1.6390 ac.±
- PANHANDLE	= 13,117 S.F. OR 0.3149 ac.±
USEABLE LOT 4	= 57,778 S.F. OR 1.3241 ac.±

File # S-888A
A/P # PL266365
Date:
PB: PG

ADDITION PLAT
LOT 4 ADDITION TO LOT 3
HAZELWOOD FARM
(PREVIOUSLY RECORDED IN P.B.84 P.45 & P.B.82 P.29)
SITUATED ON LIBERTY ROAD (MD. ROUTE 26)
LIBERTY ELECTION DISTRICT NO. 8
WALKERSVILLE PLANNING REGION
FREDERICK COUNTY, MARYLAND
SCALE: 1" = 100'
JULY, 2021

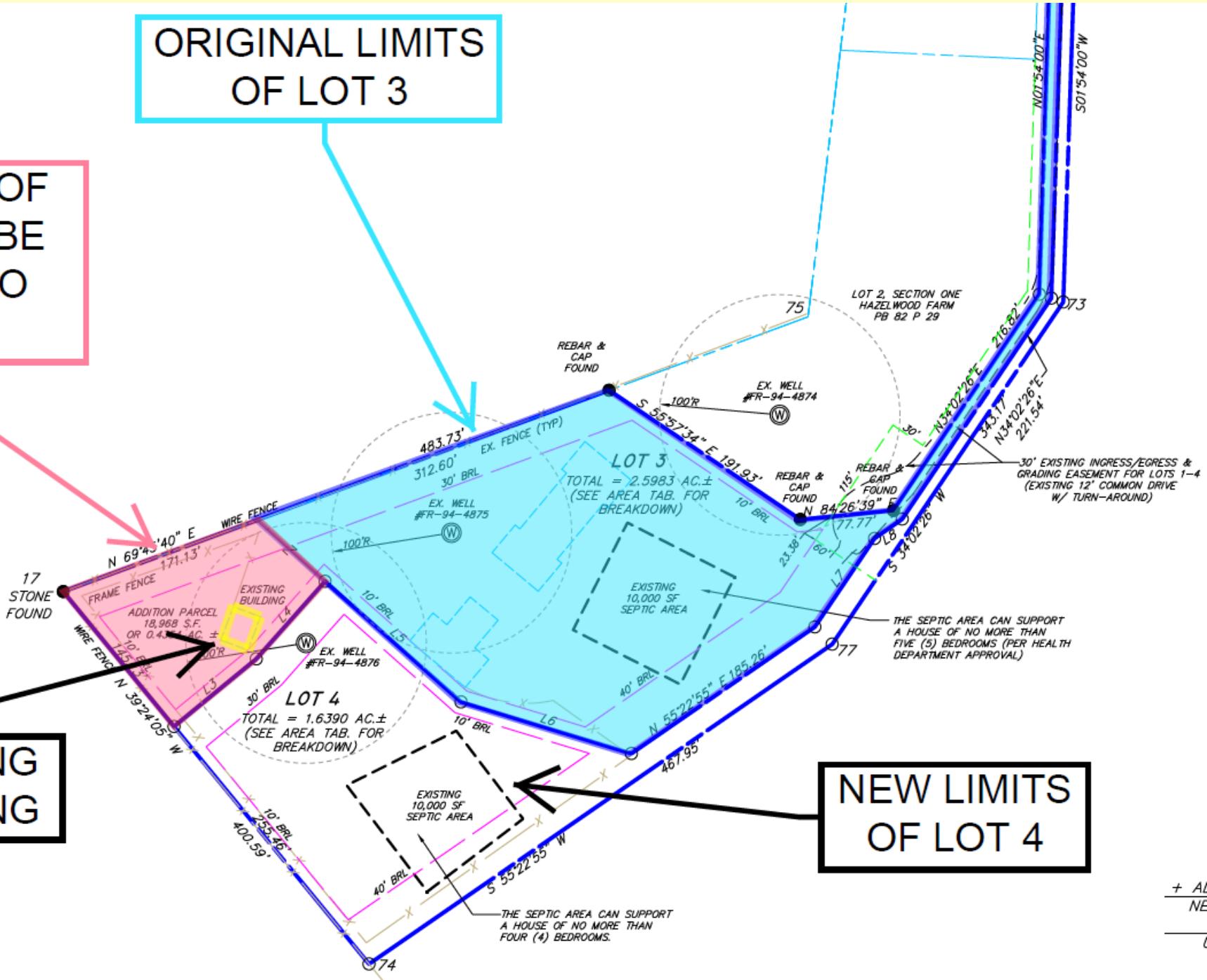
LAVELLE & ASSOCIATES
LAND SURVEYORS • PLANNERS
P.O. Box 372 FREDERICK, MARYLAND 21705
OFFICE (301) 695-9722 • FAX (301) 695-9766
21-018
LPT(Hazelwood Farm, Lot 4)18.dwg

ORIGINAL LIMITS OF LOT 3

PORTION OF
LOT 4 TO BE
ADDED TO
LOT 3

EXISTING BUILDING

NEW LIMITS OF LOT 4



RECOMMENDATION

Staff recommends that the Planning Commission consider the requested modification to allow 0.4354 acres from Lot 4 to be added to Lot 3, leaving Lot 4 with 1.6390 acres and Lot 3 with a new total of 2.5983 acres.

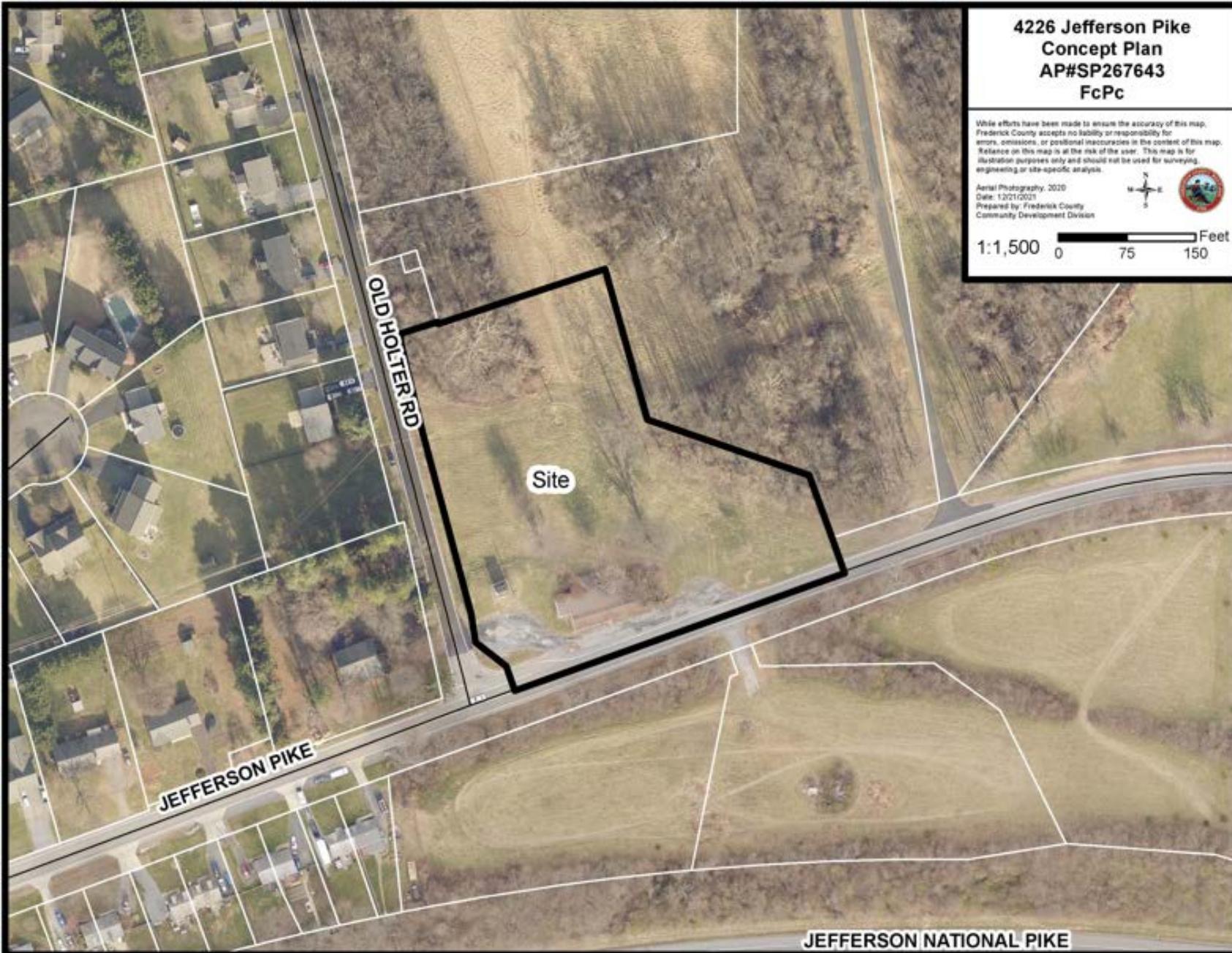
Should the Planning Commission approve the request, Staff recommends that the following condition be added to the approval:

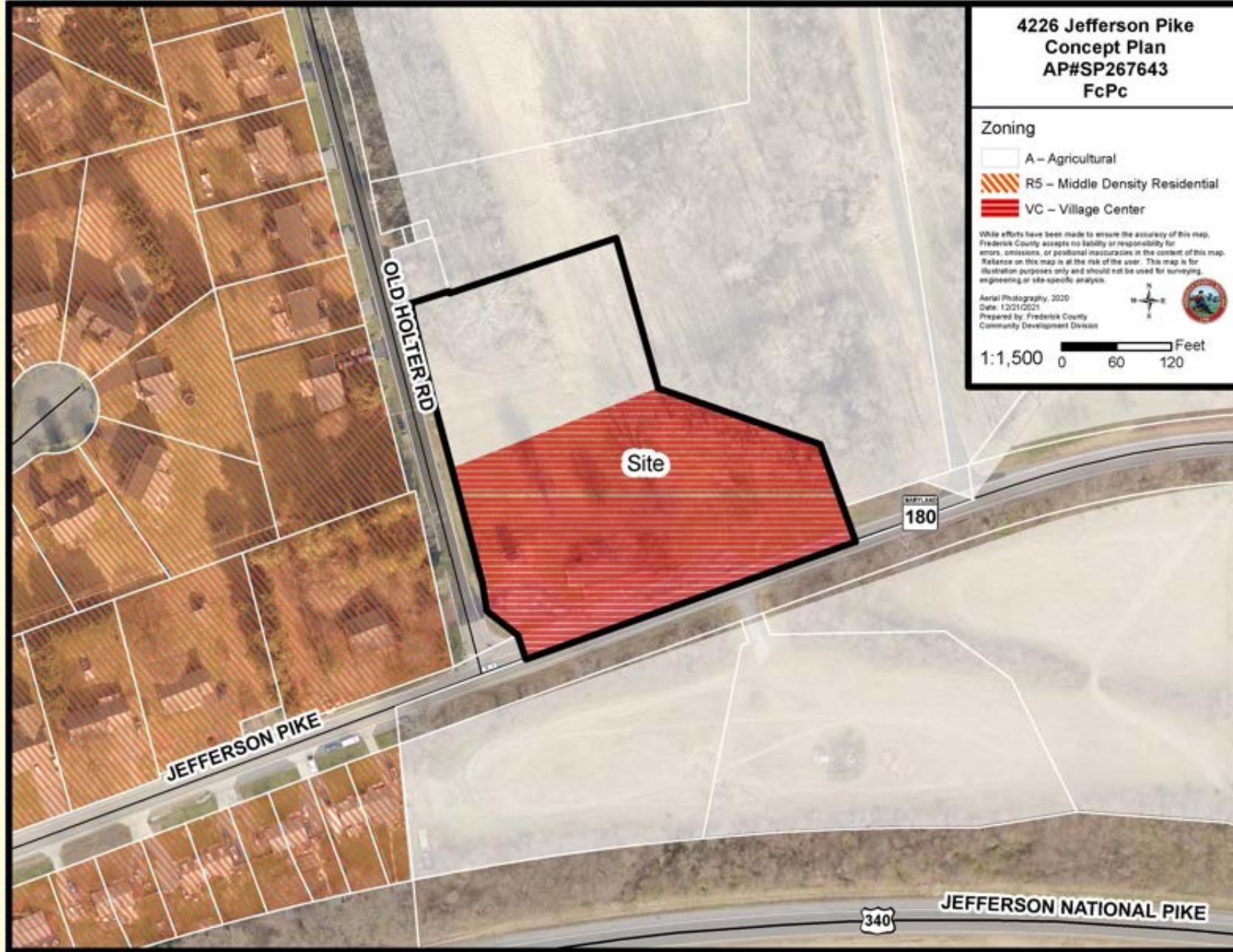
The Applicants shall comply with all Staff and agency comments through the completion of the plan.

SP267643

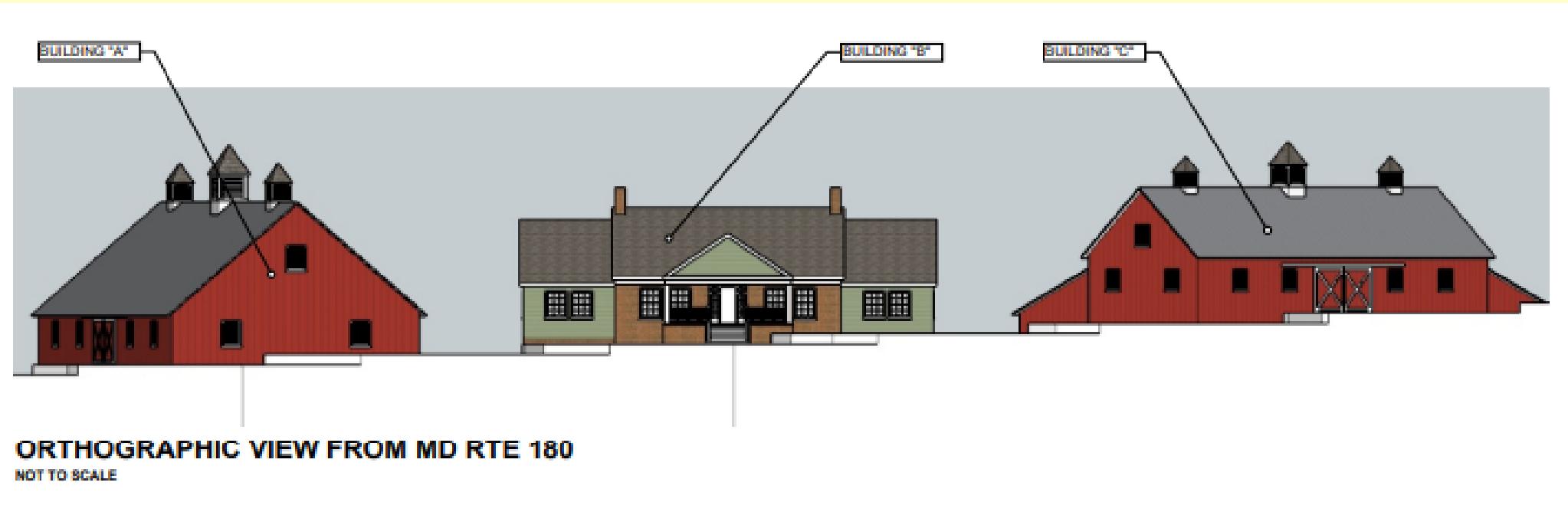
4226 Jefferson Pike Concept Plan

The Applicant is requesting Concept Plan approval for three commercial buildings (5,000 sq. ft.; 4,800 sq. ft.; 5,000 sq. ft.) with one having a multifamily unit second floor, located on a 2.86-acre Site.









RECOMMENDATION

Staff has no objection to conditional approval of the Concept Plan for 4226 Jefferson Pike.

Based upon the findings and conclusions as presented in the staff report the application meets Concept Plan approval criteria subject to the following modification and conditions:

Planning Commission approval of the following modification request from the Applicant:

- 1) Approval of the FRO modification in Section 1-21-40 (B)(1) to remove one (1) specimen tree.

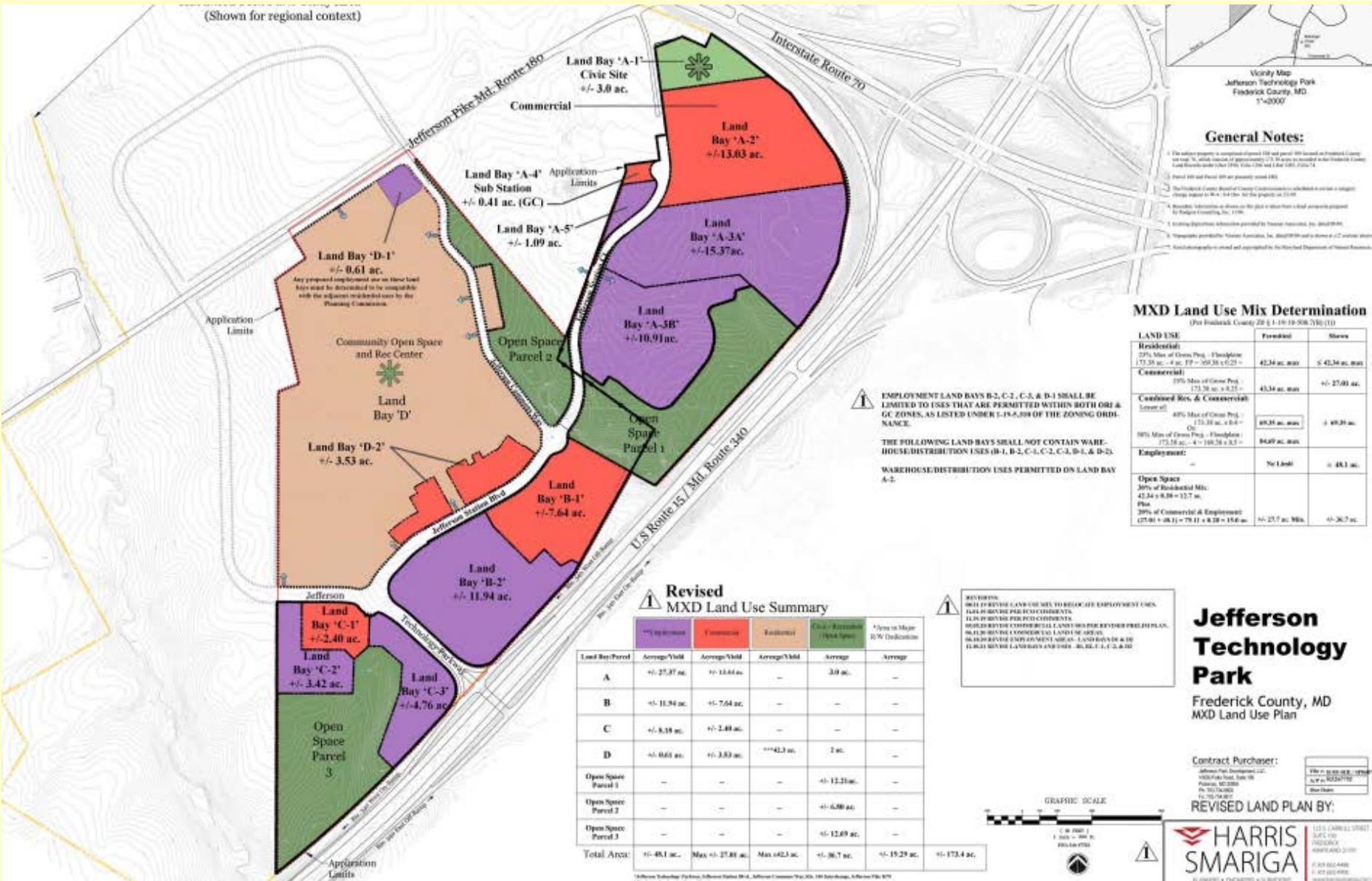
Staff-proposed conditions of approval:

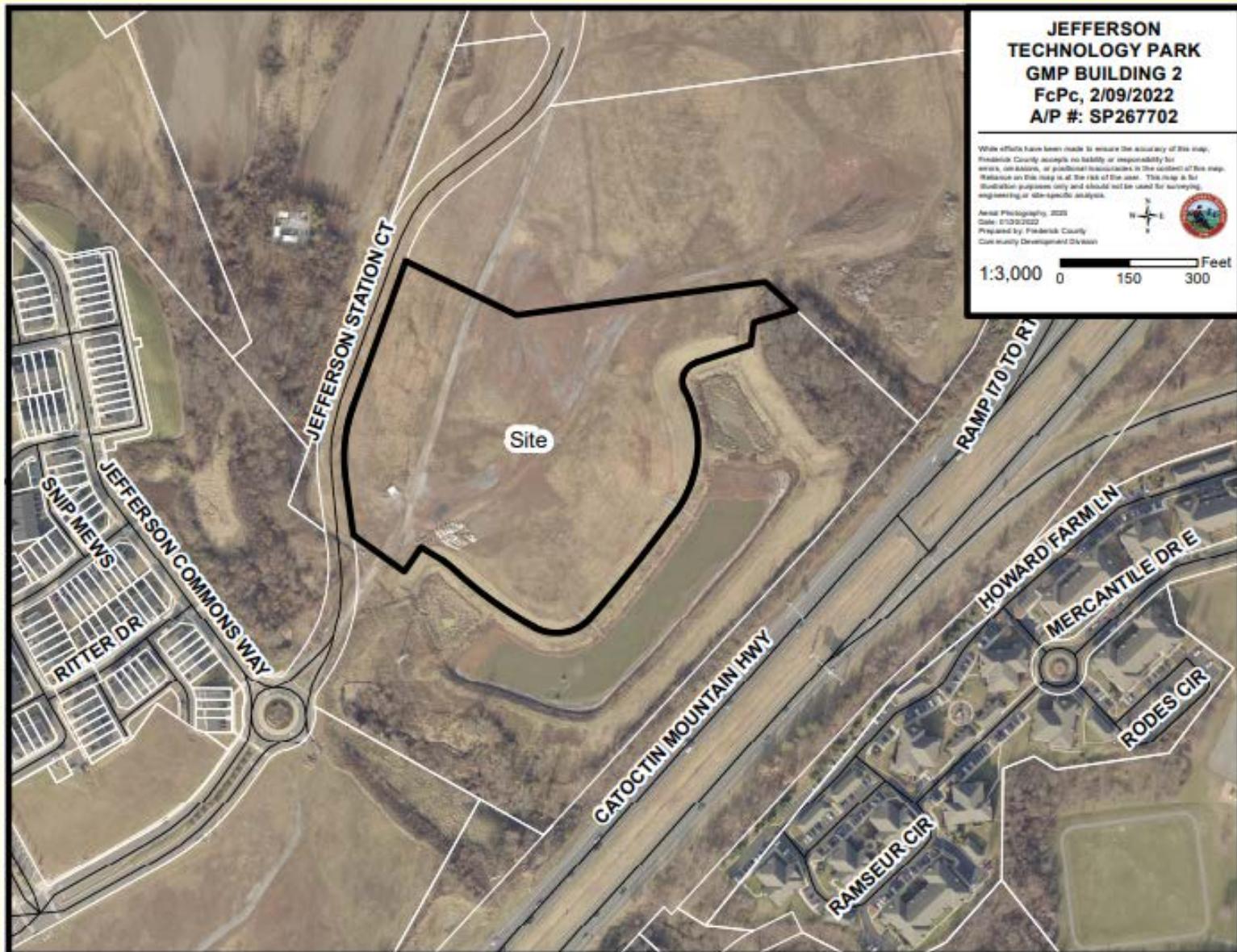
- 1) Address all agency comments as the plan proceeds through the review process.
- 2) Site Development Plan approval is required prior to development of the Site.
- 3) The FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.

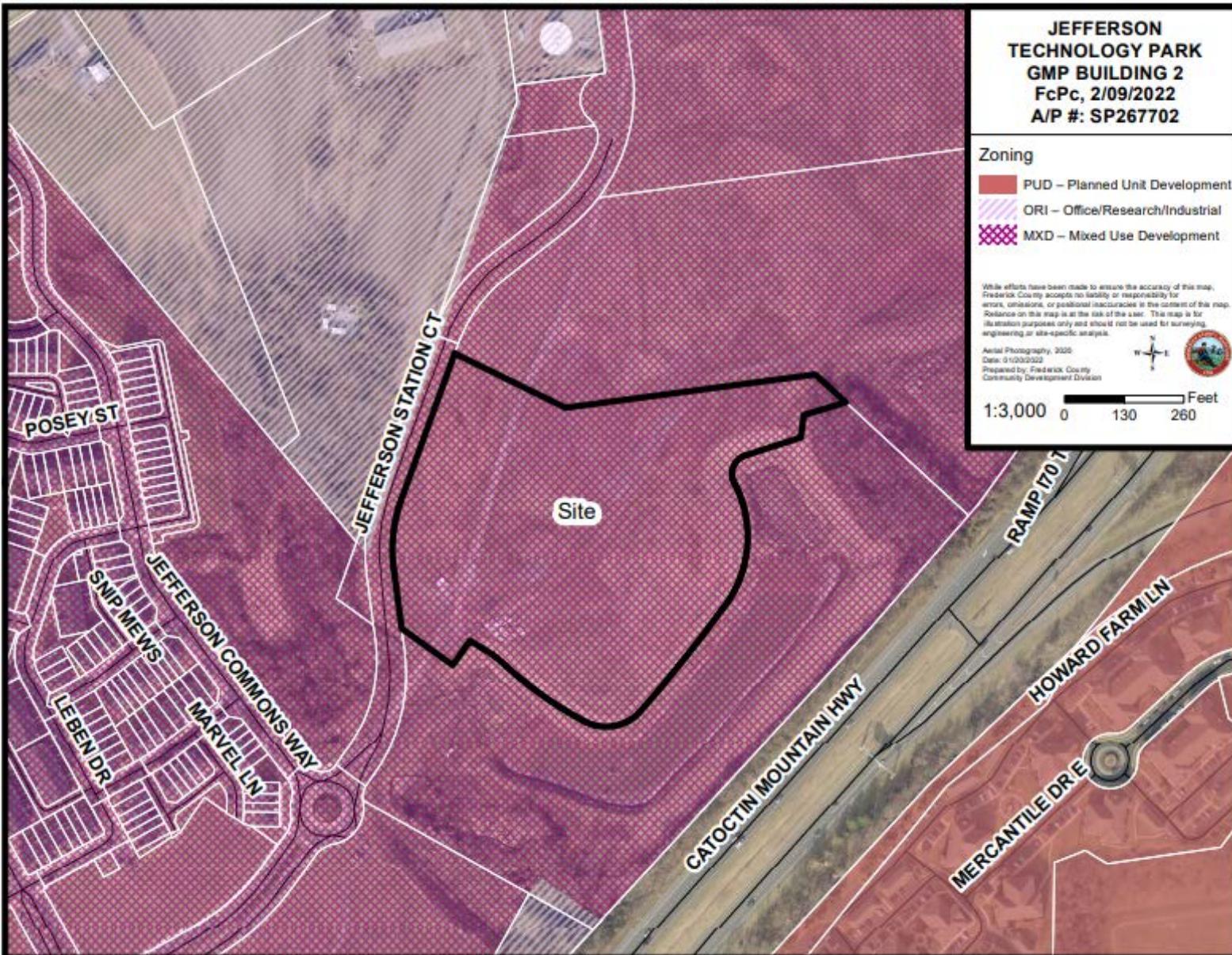
SP267702

JTP GMP Building 2 Lot A-3BSite Plan

The Applicant is requesting Site Development Plan approval for the construction of a 145,000 sq. ft. building for a proposed laboratory research, experimental, or testing use located on a 10.915-acre Site.









RECOMMENDATION

Staff has no objection to approval of the JTP GMP Building 2 Lot A-3B Site Development Plan. If the Planning Commission approves the Site Development Plan, the Site plan is valid for a period of three (3) years from the date of Planning Commission approval (February 9, 2025).

Based upon the findings and conclusions as presented in the staff report, the application meets or will meet all applicable zoning, APFO, and FRO requirements once the following modifications are granted and conditions are met:

Planning Commission approval of the following modification request from the Applicant:

- 1) To allow lighting height of 18 ft., four feet taller than the code standard.
- 2) To allow the parking calculation to be based on an office use as opposed to an industrial use within Mixed Use Development (MXD) areas.
- 3) To allow the reduction of the required 15 large loading spaces to a proposed 10 large loading spaces.
- 4) To waive the requirement of having adjacent parking areas be connected.

Staff-proposed conditions of approval:

- 1) The Applicant shall comply with all Staff and agency comments through the completion of the plan.