



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 Map Amendment-APPLICATION (Phase 1)

Required for Submission

- Prior to, (at least 2 business days) your submission, email DevelopmentReviewIntake@FrederickCountyMD.gov or fax 301-600-1645
Completed application for processing and fees generated, to be paid upon initial submission.
Questions: contact Development Review at 301-600-1138
- Print out from the Maryland Department of Assessments and Taxation Real Property Data, (301) 815-5350
Website: www.dat.state.md.us of property.
- Fill out and attach Zoning and Planning Public Ethics Law- Applicant Disclosure Form

Tax Map(s) 86 Parcel(s) 0274 Lot # D Acreage 5.97 +/- Tax ID# 28-596376

Yes or No - Property Located *ON* or *Along* a State Highway

Property

Address / Location 5.97 Acres +/- located at the intersection of Ballenger Creek Pike and Ballenger Run Blvd., Frederick, Maryland 21703

Amendment Request

Current Zoning District PUD

Requested Zoning District PUD

Property Owner Contract Purchaser
(Attach letter of consent from Owner)
Printed Name SeD Maryland Development, LLC
Address 4800 Montgomery Avenue, Suite 210, Bethesda, MD 20814
Phone _____
Signature [Signature]

Check one for notification:
 Mail Email cmackenzie@mackenzieequity.com

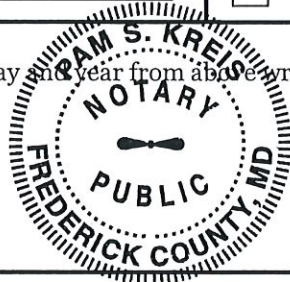
Attorney Agent Contact
Printed Name Bruce N. Dean, Esq. for Linowes and Blocher LLP
Address 31 West Patrick Street, Suite 130, Frederick, MD 21701
Phone 240-651-1405
Signature [Signature]

Check one for notification:
 Mail Email bdean@linowes-law.com

NOTARY PUBLIC

Subscribed and sworn to before me the day and year from above written.

Pam S. Kreis
NOTARY PUBLIC-printed name
[Signature]
NOTARY PUBLIC-signature



SEAL

12/15/2020
My Commission expires:

FEES

Checks made payable to Treasurer of Frederick County-Additional fees may be due per fee schedule FY2019

| | | |
|-------------------------------------|---|----------------------------|
| <input type="checkbox"/> | 1. Piecemeal Euclidean Request(REZONE) | \$2290.00+ \$20.00 per ac. |
| <input type="checkbox"/> | 2. Floating Zone Request (FLOAT) | \$2290.00+ \$20.00 per ac. |
| <input checked="" type="checkbox"/> | 3. Amendment to Phase I (MAP) (PUD/MXD) | \$1262.00 |
| Total = | | |

| | |
|------------------|-------------------|
| Case# | <u>R-05-09(C)</u> |
| Filed Date: | <u>10/2/2018</u> |
| A/P# | <u>18938</u> |
| Planning Region: | |

AGENT AUTHORIZATION LETTER

SeD Maryland Development, LLC, a Delaware limited liability company, being the current owner of the real property described as follows:


Tax Parcel ID No. 28-596376 (Lot D, 5.97 Acres +/-) located off Ballenger Creek Pike, Frederick, Maryland.

does hereby designate and authorize Bruce N. Dean and Linowes and Blocher, LLP

to act as our agent in applying to Frederick County, Maryland for an amendment to a Phase 1 PUD Zoning Map Amendment, and to sign on our behalf all application forms and all other documents which may be necessary for this purpose.

SeD MARYLAND DEVELOPMENT, LLC,
a Delaware limited liability company

By: SeD Development Management, LLC,
Manager

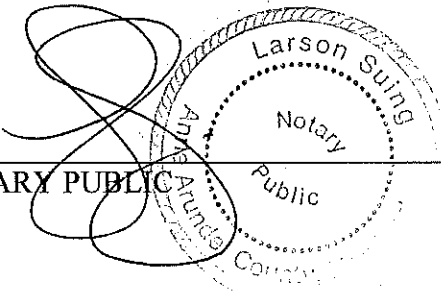
By:  (SEAL)
Charles W.S. MacKenzie, Manager

STATE OF MARYLAND, COUNTY OF Anne Arundel, to wit:

I HEREBY CERTIFY that on the 21 day of September, 2018, before me, a Notary Public of the State of Maryland, personally appeared Charles W.S. MacKenzie, who acknowledged himself to be the Manager of SeD Development Management, LLC, Manager of SeD Maryland Development, LLC, and that he, as such manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the SeD Development Management, LLC, Manager of SeD Maryland Development, LLC by himself as such manager.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC



My Commission expires: 01/15/2019

Real Property Data Search w2

Search Result for FREDERICK COUNTY

| View Map | | View GroundRent Redemption | | | | View GroundRent Registration | | | |
|---|----------|---|---------------|------------------------|----------|------------------------------|------|--------------------------------------|------------------|
| Tax Exempt: | | Special Tax Recapture: | | | | | | | |
| Exempt Class: | | NONE | | | | | | | |
| Account Identifier: | | District - 28 Account Number - 596376 | | | | | | | |
| Owner Information | | | | | | | | | |
| Owner Name: | | SED MARYLAND DEVELOPMENT LLC | | | | Use: | | RESIDENTIAL | |
| Mailing Address: | | C/O SED DEVLPMNT MNGMNT LLC 4800 MONTGOMERY LN STE 210 BETHESDA MD 20814- | | | | Principal Residence: | | NO | |
| | | Deed Reference: | | | | | | | |
| Location & Structure Information | | | | | | | | | |
| Premises Address: | | BALLENGER CREEK RD | | | | Legal Description: | | LOT D 5.97 ACRES BALLENGER RUN | |
| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
| 0086 | 1 | 0274 | | 0000 | | D | | 2017 | Plat Ref: 100/48 |
| Special Tax Areas: | | Town: | | | | NONE | | | |
| | | Ad Valorem: | | | | 104 | | | |
| | | Tax Class: | | | | | | | |
| Primary Structure Built | | Above Grade Living Area | | Finished Basement Area | | Property Land Area | | County Use | |
| | | | | | | 5.9700 AC | | | |
| Stories | Basement | Type | Exterior | Full/Half Bath | Garage | 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: | | 238,800 | | 238,800 | | | | | |
| Improvements | | 0 | | 0 | | | | | |
| Total: | | 238,800 | | 238,800 | | 238,800 | | 238,800 | |
| Preferential Land: | | 0 | | | | | | 0 | |
| Transfer Information | | | | | | | | | |
| Seller: | | Date: | | | | Price: | | | |
| Type: | | Deed1: | | | | Deed2: | | | |
| Seller: | | Date: | | | | Price: | | | |
| Type: | | Deed1: | | | | Deed2: | | | |
| Seller: | | Date: | | | | Price: | | | |
| Type: | | Deed1: | | | | 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 | | | | | | | |
| Homestead Application Information | | | | | | | | | |
| Homestead Application Status: No Application | | | | | | | | | |
| Homeowners' Tax Credit Application Information | | | | | | | | | |
| Homeowners' Tax Credit Application Status: No Application | | | | | Date: | | | | |