

**\$850,000**

**10307 Coppermine Road  
Woodsboro, MD 21798**

**FOR SALE**

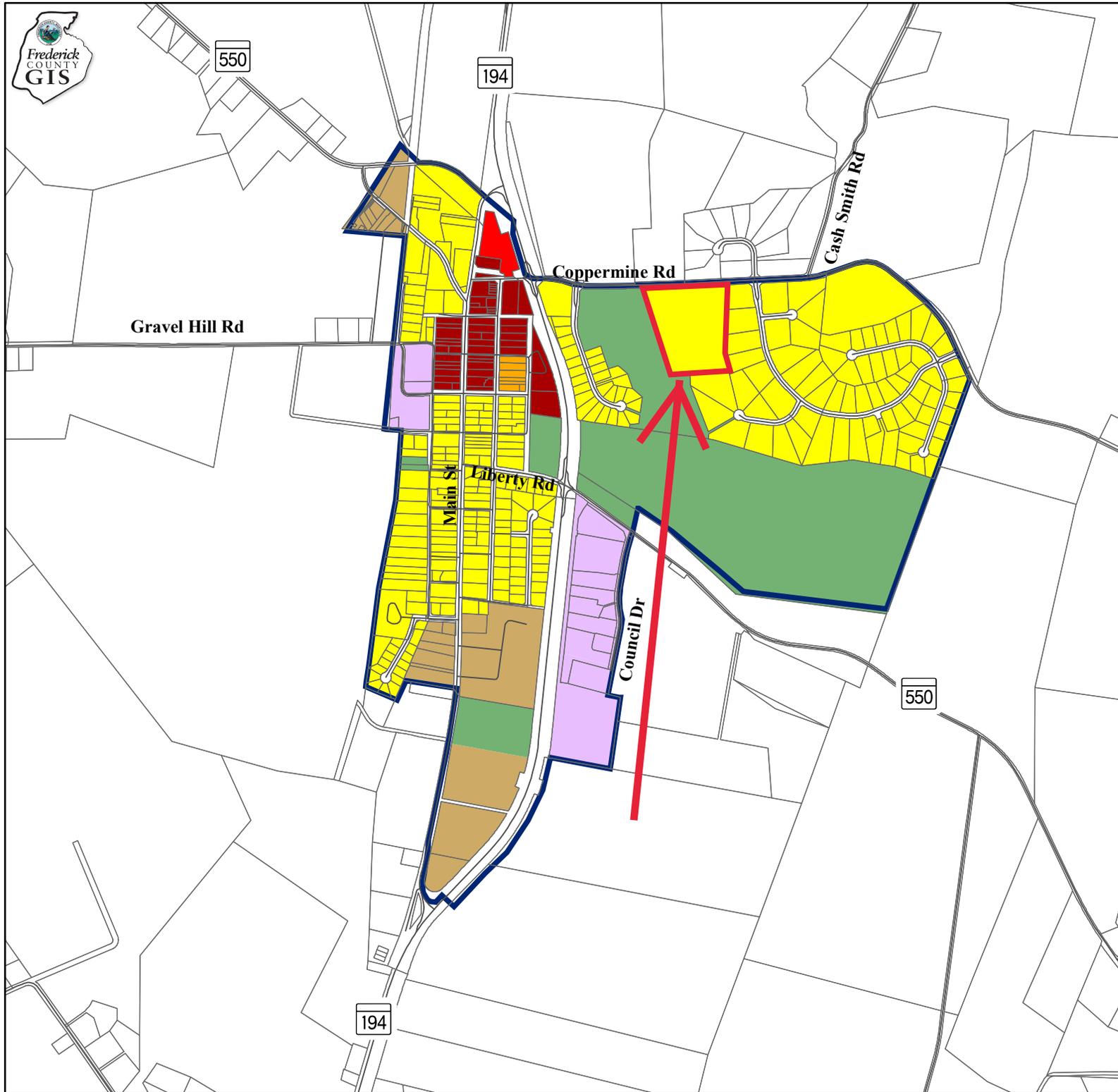
Activities and Banquet Facility. 12,000 sq. ft. building situated on over 12 Acres. Well maintained building with Large Commercial / Banquet Kitchen. Public Water and Sewer and Fully sprinklered. Ideal for a church or civic group; meeting hall or school site. Paved parking for 100+- vehicles. Building capacity 416 with tables and chairs or 891 chairs only.



10 W. College Terr., Suite 220 Frederick MD 21701

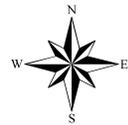
**John D. Crum, REALTOR®**  
**(o) 301-662-6111 (c) 301-667-8455**  
**JohnCrum@66Still.com**





### Zoning

-  NMX - Neighborhood Mixed Use
-  CBD - Central Business District
-  GC - General Commercial
-  IP - Industrial Park
-  OS - Open Space
-  R1 - Residential
-  R2 - Residential
-  Town Boundary

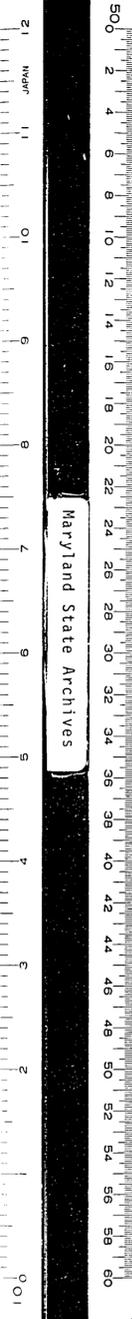


0 0.125 0.25 Miles

**Adopted Comprehensive Zoning Map**  
 Burgess & Commissioners of Woodsboro, Maryland  
 Effective: April 28, 2008  
 Resolution No. 2008-01

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. The parcels are a draft stage product that may not be current and contain positional inaccuracies.

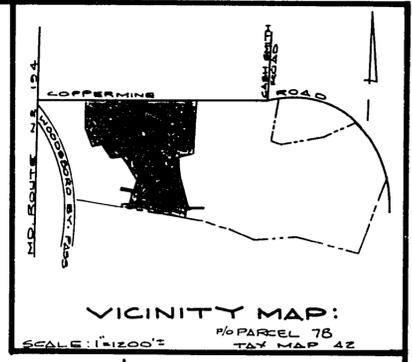
Prepared By: Frederick County Division of Planning  
 June 4, 2008



CURVE DATA							
#	COURSE	PT. - FT.	RADIUS	ARC	DELTA	TAN	CHD. BRG.
1	N. 08° 16' 28" E.	30.00'	540.447	000.80'	94.87'	06° 39' 54"	41.30'
2	N. 08° 16' 28" E.	75.00'	540.447	1302.00'	336.48'	01° 28' 58"	188.38'
3	N. 67° 52' 04" W.	145.75'	525.388	1203.00'	331.45'	01° 28' 58"	188.38'
4	N. 67° 52' 04" W.	145.75'	525.388	1203.00'	331.45'	01° 28' 58"	188.38'
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56	N. 67° 52' 04" W.	145.75'	525.388	1203.00'	331.45'	01° 28' 58"	188.38'
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58	N. 67° 52' 04" W.	145.75'	525.388	1203.00'	331.45'	01° 28' 58"	188.38'
59	N. 67° 52' 04" W.	145.75'	525.388	1203.00'	331.45'	01° 28' 58"	188.38'
60	N. 67° 52' 04" W.	145.75'	525.388	1203.00'	331.45'	01° 28' 58"	188.38'

COORDINATES					
PT	NORTH	EAST	PT	NORTH	EAST
1	712468.448	712468.448	5348	712468.448	712468.448
2	712468.448	712468.448	5349	712468.448	712468.448
3	712468.448	712468.448	5350	712468.448	712468.448
4	712468.448	712468.448	5351	712468.448	712468.448
5	712468.448	712468.448	5352	712468.448	712468.448
6	712468.448	712468.448	5353	712468.448	712468.448
7	712468.448	712468.448	5354	712468.448	712468.448
8	712468.448	712468.448	5355	712468.448	712468.448
9	712468.448	712468.448	5356	712468.448	712468.448
10	712468.448	712468.448	5357	712468.448	712468.448
11	712468.448	712468.448	5358	712468.448	712468.448
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13	712468.448	712468.448	5360	712468.448	712468.448
14	712468.448	712468.448	5361	712468.448	712468.448
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17	712468.448	712468.448	5364	712468.448	712468.448
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20	712468.448	712468.448	5367	712468.448	712468.448
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24	712468.448	712468.448	5371	712468.448	712468.448
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28	712468.448	712468.448	5375	712468.448	712468.448
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45	712468.448	712468.448	5392	712468.448	712468.448
46	712468.448	712468.448	5393	712468.448	712468.448
47	712468.448	712468.448	5394	712468.448	712468.448
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51	712468.448	712468.448	5398	712468.448	712468.448
52	712468.448	712468.448	5399	712468.448	712468.448
53	712468.448	712468.448	5400	712468.448	712468.448

AREA SUMMARY	
TOTAL AREA TO WOODSBORO VOLUNTEER FIRE DEPARTMENT	530,432 <sup>00</sup> OR 12.183 AC
TOTAL AREA PARK LAND TO TOWN OF WOODSBORO	822,364 <sup>00</sup> OR 18.879 AC
TOTAL AREA DEDICATION	40,428 <sup>00</sup> OR 0.928 AC
TOTAL AREA FLAT	1,393,478 <sup>00</sup> OR 31.990 AC



**SURVEYORS CERTIFICATION**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND COVERED BY CHARLES W. WOODWARD, JR. AND PATRICK G. CREEVER, TRUSTEES TO RICHARD U. COMSTOCK AND MYRA J. COMSTOCK (DECEASED) BY DEED DATED JUNE 3, 1977 AND RECORDED IN LIBER 1033 AT FOLIO 277 ON OCTOBER 21, 1977 AND A SUBDIVISION OF PART OF THE LAND COVERED BY R. REESE SHOEMAKER, JR., TO RICHARD U. COMSTOCK AND MYRA J. COMSTOCK (DECEASED) BY DEED DATED OCTOBER 21, 1977 AND RECORDED IN LIBER 1033 AT FOLIO 280 ON OCTOBER 21, 1977 AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 3, SECTION 3-105, 1974 EDITION, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108, 1979 EDITION, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

1-25-91  
 J. J. Golemb  
 DATE  
 JEFFREY L. GOLEMB  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 12345  
 MARYLAND SURVEYORS ASSOCIATION  
 C.P. REG. NO. 274

**OWNERS CERTIFICATION & DEDICATION**  
 I, RICHARD U. COMSTOCK, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS, TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAT.

I CERTIFY THAT THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREON INDICATED; AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 1974 EDITION, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108, 1979 EDITION, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

PLANS FOR COMMUNITY WATER AND SEWER SYSTEMS AND FOR ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, PARKLAND AND LOT 97 TO BE SERVED BY COMMUNITY WATER AND SEWER.

18 DEC. 00  
 R. U. Comstock  
 DATE RICHARD U. COMSTOCK, OWNER

CONTRACT PURCHASER:  
 COPPER OAKS LIMITED  
 PARTNERSHIP & MARYLAND  
 LIMITED PARTNERSHIP  
 BY: BUCKEYE INCORPORATED  
 GENERAL PARTNER  
 BY: EDWARD G. SMARIGA  
 PRESIDENT  
 12-27-90  
 DATE

<i>Use</i>	<i>Lot Area per Unit Minimum (square feet)</i>	<i>Lot Width Minimum (feet)</i>	<i>Front Yard Setback Minimum (feet)</i>	<i>Side Yard Setback Minimum (feet)</i>	<i>Rear Yard Setback Minimum (feet)</i>	<i>Building Height Maximum (feet)</i>
Public and civic	—	—	50	15	50	40

(2) For structures higher than 25 feet, the yard requirements shall be as follows:

*All yards.* Between the foundation and the nearest lot line a distance of 2½ times the height of the structure shall be maintained.

(Code 1992, § 180-5.2)

**Sec. 58-167. Residential district regulations.**

(a) *Permitted uses.*

(1) Uses permitted in the R-1 district shall be as follows:

- a. Residential (household): single-family detached dwellings.
- b. Public and civic: schools, day care, cultural exhibits, parks and recreation, postal service, public safety services, religious assembly, and public buildings of a cultural, administrative or public service nature.
- c. Customary accessory uses and buildings incidental to any of the above-permitted uses, including home occupations, pursuant to section 58-97.

(2) Uses permitted in the R-2 district shall be as follows:

- a. Residential (household): single-family detached, single-family attached and multi-family dwellings.
- b. Public and civic: schools, day care, cultural exhibits, parks and recreation, postal service, public safety services, religious assembly, and public buildings of a cultural, administrative or public service nature.
- c. Customary accessory uses and buildings incidental to any of the above-permitted uses, including home occupations, pursuant to section 58-97.

(b) *Required lot and yard dimensions.* Required lot area, lot width and yards in the residential districts shall be as follows:

<i>Dwelling Type</i>	<i>Minimum Lot Area Per Unit (square feet)</i>	<i>Building Height Maximum (feet)</i>	<i>Minimum Lot Width (feet)</i>	<i>Yard Setbacks</i>		
				<i>Front (feet)</i>	<i>Side (feet)</i>	<i>Rear (feet)</i>
<i>R-1 District</i>						
Single-family detached	8,000	30	65	25	10	30
<i>R-2 District</i>						
Single-family detached	6,000	30	60	25	8	30
Duplex	4,000	30	40	25	10	30
Townhouse	1,600	35	16	20	10	25
Multi-family attached	—	35	—	25	12	25
<i>Residential Districts</i>						
Schools	—	35	—	40	100	100
Churches	—	35	—	40	40	50
Other permitted uses	6,000	35	75	35	12	25

(c) *Townhouse development standards.*

- (1) There shall be no more than eight and no less than three townhouses in a row.
- (2) The end units shall have a minimum side yard setback of ten feet. When an end unit abuts a street, the side yard setback shall be a minimum of 25 feet.
- (3) Off-street parking is provided in accordance with the provisions in section 58-94(3) in the side or rear yard.
- (4) All townhouse developments shall incorporate as necessary on-site improvements to include lighting, sidewalks, fire lanes, signage, landscaping, dumpster, recycling and recreational facilities to meet the needs of the development. The planning commission must approve the location and extent of all on-site improvements.

(d) *Multifamily development standards.*

- (1) Off-street parking is provided in accordance with the provisions in section 58-94(b)(3) in the side or rear yard.
- (2) All multifamily developments shall incorporate as necessary on-site improvements to include lighting, sidewalks, fire lanes, signing, landscaping, dumpster, recycling and recreational facilities to meet the needs of the development. The planning commission must approve the location and extent of all on-site improvements.

(e) *Height regulations.* No building will exceed three stories or 35 feet in height in the residential districts.

(f) *Front yard modification.* Front yard modification for existing building alignment. In any residential district, the front yard setback may be reduced to the average front yard depths of existing dwellings on adjoining lots on each side. If there are no such adjoining dwellings then the nearest dwellings on the same side of the street within 200 feet shall be used.

(g) *Homeowners association.*

- (1) In any residential development where common open space is planned, a homes association shall be established according to federal housing administration standards to improve, operate and maintain the common facilities.
- (2) Exceptions. The burgess and commissioners may accept dedication of recreation and/or open space areas in the absence of a homes association, provided that there is 20,000 square feet of contiguous land area, which is usable for such purposes, to be determined by the burgess and commissioners.

(h) *Elderly accessible dwelling (R-1 district).*

- (1) The board of appeals shall make a finding regarding the following guidelines:
  - a. The proposed use will not produce adverse effects on the existing or proposed development of the surrounding area because of noise, traffic, type of physical activity, or any other reason.
  - b. The site is reasonably well protected from excessive noise, air pollution and other harmful physical influences.
- (2) The following development standards shall apply:
  - a. Maximum density shall be one unit per 5,000 square feet of lot area. One and one-half off-street parking spaces shall be provided per unit.

- b. Attached units shall not exceed clusters of six units.
- c. Units shall not exceed one story above ground.
- d. Minimum yard requirements in the R-1 zone shall apply.
- e. Site plan approval is required.
- f. Minimum lot area shall be three acres.
- g. Maximum lot area shall be five acres.
- h. Ancillary facilities such as a dining room, community room, or laundry facility may be permitted in a separate structure from the residential dwellings.

(Code 1992, § 180-5.3; Ord. of 9-13-1993)

**Sec. 58-168. Neighborhood mixed use district (NMX) regulations.**

(a) *Permitted uses.* Uses permitted in the NMX district shall be as follows:

- (1) Residential, household: single-family and multi-family dwellings.
- (2) Residential, group living: assisted living; group home; and nursing home uses that are similar in size, facilities and occupancy to other residential uses permitted in the district.
- (3) Public and civic: schools, cultural exhibits, day care, parks and recreation, postal service, public safety and essential services, religious assembly, and public buildings of a cultural, administrative or public service nature.
- (4) Commercial: animal services (veterinary offices, sales and grooming); artist/craftsman work or sales space (hand-tools only); restaurant; tavern; financial services; food and beverage retail sales; farm markets; medical service; office; personal service (including health clubs and gyms); consumer repair service (including bicycles); and general retail sales.

(b) *Required lot and yard dimensions.* Required lot area, lot width and yards in the neighborhood mixed use district shall be as follows:

<i>District or Use</i>	<i>Minimum lot area (square feet)</i>	<i>Minimum lot width (feet)</i>	<i>Yard Depth</i>		
			<i>Front (feet)</i>	<i>Side (feet)</i>	<i>Rear (feet)</i>
NMX	—	—			
Residential	—	—	20	10	25