



2084 **B**

Board of Appeals Application

NM-B-26-01

Petition is hereby made for a RESTAURANT WITHOUT DRIVE-THRU SERVICE/COMMERCIAL ESTABLISHMENT WITH A COMMERCIAL KITCHEN THAT MAY INCLUDE A GREASE EXTRACTION HOOD under the Zoning Ordinance, as follows:

Location of property: 78 W MAIN ST., NEW MARKET, MD 21774

Subdivision MA Lot 34 Block -

Street and number 78 W MAIN STREET Zoning classification RM

Use proposed SEE ATTACHED

Zoning Ordinance subsection(s) providing for proposed use: 2023-03

Owner of property: Name: ASHLIN 78 LLC

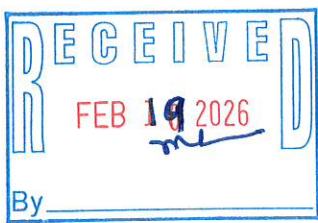
(MAIL) Address: 42 W. MAIN ST, NEW MARKET, MD 21774

Appellant=s present legal interest in above property: (check one)

PROPERTY Owner ~~(including joint ownership)~~ _____ Lessee

_____ Contract to purchase _____ contract to lease or rent

_____ Other (describe) _____



Has any previous petition or appeal involving this property been made to the Board? If so, give Case Number(s): NO

Further comments (if any): SEE ATTACHED

B

I hereby affirm that all of the statements and information contained in or filed with this petition are true and correct.

Signature of Petitioner SPR/SH, c/o ASHTM 78, LLC

Address of Petitioner: 42 W MAIN ST, NEW MARKET, MD 21774

Phone(s): 301-401-4245

Email: PHIL@BUILDABC.COM

For Office Use Only:

Docket No.: NM-B-26-01

Map/grid:

Date filed:

of Copies Received:

Fee Paid:

Check #:

Cash:

New Business Information: JKM Management LLC dba **Charlie Wells Distlling Co** will be a family friendly small craft distillery and restaurant. Food selections will include hot and cold specialty sandwiches, fried food offerings, salads and homemade dessert options.

We are requesting a Special Exception to operate a “ A Restaurant without Drive-thru Service/ commercial establishment with a commercial kitchen that may include a Grease Extraction Hood” in a new commercial building at 78 West Main Street.

This property is zoned Residential Merchant District and Historic District Overlay. This use is defined in Ordinance No. 2023-03 as:

“a commercial establishment with a commercial kitchen that may include a Grease Extraction Hood, whose principal purpose is the preparation and sale of food and beverages in a state that is ready to eat either on the premises or off the premises. Restaurants may be indoor only, or may also have outdoor operations, depending on the zoning district in which the use is located. A Restaurant without Drive-thru Service may include service of alcohol and an indoor, or outdoor bar area that is customarily incidental and subordinate to the principal use but it may not include establishments in which service of alcohol occurs with no food service. Provision of amplified outdoor entertainment requires a Public Event Permit.

| AG | OS | R-1 | R-2 | RM in d.u. | RM not in d.u. | MRS | MC | MCI | AP | I |
|----|----|-----|-----|------------|----------------|-----|----|-----|----|---|
| | | | | SE | SE | SE | P | P | P | |

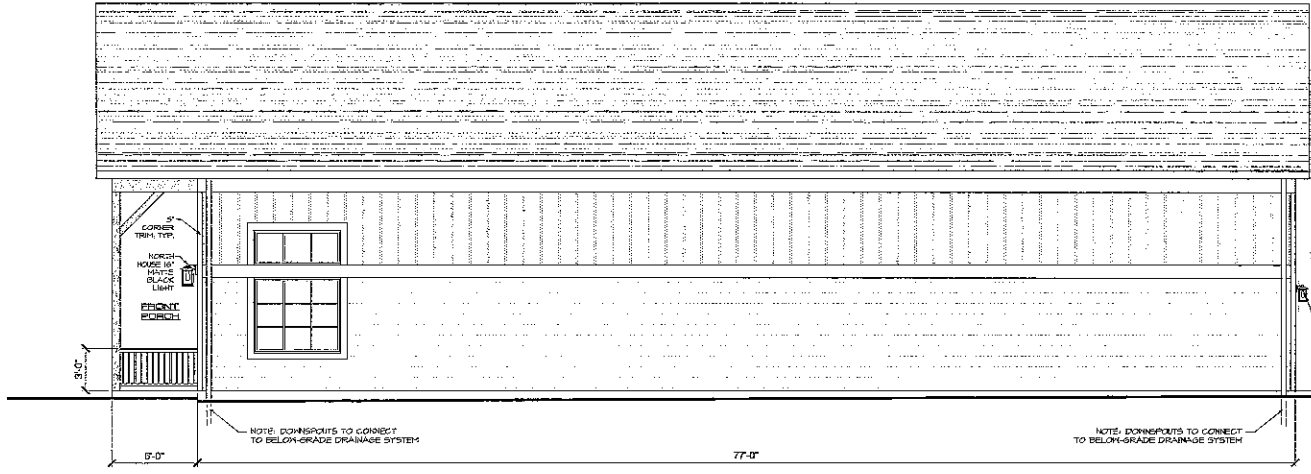
d.u. means dwelling unit

The establishment, maintenance, or operation of this Special Exception will meet the standards set forth in Article III Sections 7.1 and 7.4.1 of the Town of New Market Land Development Ordinance 09-01,

Business use information:

1. Building Sf – 3,825/SF
2. Seating capacity - A total seating capacity of 96 is requested. This includes all seating within the main structure and on the front porch.
3. Employees - A total of 8 employees will be on site any other time.
4. Onsite Parking – 1 site parking space will be provided for handicapped parking. The Planning Commission has approved an Alternative parking plan that does not requires onsite parking in accordance with LDO Article V Section 9.9 Other Eligible Alternatives.
5. Deliveries – An onsite loading zone space will be provided on site. No delivery vehicles will stop on Main Street.
6. Hours of Operation: the restaurant will comply with County Liquor Board regulations, and shall not exceed the following hours of operation: from 9:00 AM to 11:00 PM seven days a week.
7. Music - No amplified outdoor music or entertainment will occur without a town approved public events permit.
8. Exterior design – the Historic District Commission has approved the building design.

9. Exterior Grease Extraction Hood Vent Location – shall be located to the thru the roof (not directed toward a neighboring property) or rear or east side of the building and not directed toward residential property on the west side of the lot.
10. Screening – existing 6' tall solid fence to screen the use from the abutting residential property to the west .



PROPOSED RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"

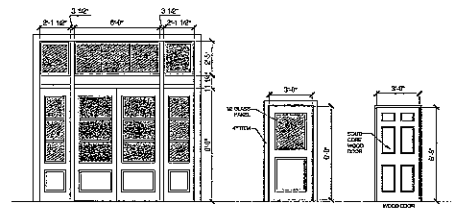
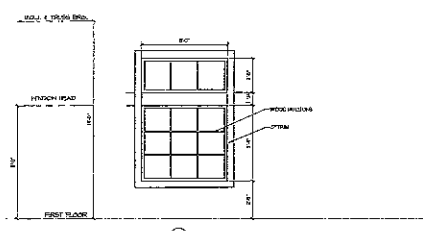
| FIRST FLOOR | | DOOR SCHEDULE | | | | | | | | | | | | | | |
|-------------|----------------|---------------|------------------------|-----------------|---------|------------|------|---------|-------------------------|----------------|------|------|--------|-----------|--------------|---------|
| NO. | LOCATION | TYPE | SIZE (W x H x D) | MATERIAL | FINISH | FRAME TYPE | MAT. | FINISH | B 60 MIN C 45 MIN LABEL | HDW/R | HEAD | JAMB | THRESH | GLASS | GLASS PRICES | REMARKS |
| 01 | FRONT ENTRY | I | 3'-0" x 8'-0" x 1 1/2" | SOLID DOOR WOOD | PAINTED | - | WOOD | PAINTED | | Hardware Set 1 | - | - | - | 3/4 GLASS | 5 | |
| 02 | REAR ENTRY | II | 3'-0" x 8'-0" x 1 1/2" | SOLID DOOR WOOD | PAINTED | - | WOOD | PAINTED | | Hardware Set 3 | - | - | - | 1/2 GLASS | 1-1/2 | |
| 03 | REAR END ENTRY | II | 3'-0" x 8'-0" x 1 1/2" | SOLID DOOR WOOD | PAINTED | - | WOOD | PAINTED | | Hardware Set 3 | - | - | - | 1/2 GLASS | 1-1/2 | |

1 PROVIDE ACCESSIBLE LEVER HANDLES ON ALL NEW DOORS EXPRESS DOORS SHALL BE READILY OPENABLE FROM THE EXPRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

- HARDWARE SETS**
- Hardware Set No. 1: Entry
 - 3 Pair Butt Hinges
 - Push/Pull
 - Deadbolt
 - Flushbolt
 - Closer & Threshold
 - Asstaple
 - Weather Strip
 - Hardware Set No. 2:
 - 1-1/2 Pair Butt Hinges
 - Schlage Saturn Lever Handle w/ Deadbolt
 - Closer
 - Wall stop
 - Hardware Set No. 3:
 - 1-1/2 Pair Butt Hinges
 - Schlage F51A Entry Handset Lockset w/ Deadbolt
 - Closer & Threshold
 - Weather Strip & Wall stop
 - Hardware Set No. 4: Toilet
 - 1-1/2 Pair Butt Hinges
 - Schlage Saturn Lever Handle
 - Privacy Lockset
 - Closer
 - Wall stop

WINDOW SCHEDULE

NOTE: ALL GLAZING IS TO BE CODE COMPLIANT SAFETY GLASS. TO AVOID GLASS FAILURE AT CORNER AND SURFACE OF WINDOW FRAME TO STRUCTURE ANCHOR.



I PAIR WOOD DOOR
NEW AMERICAN SERIES DOORING DOOR WOOD CLAD 60/20 DOUBLE HUNG WINDOWS FOR NEW CORNER.

II WOOD ENTRY DOOR
NEW AMERICAN SERIES DOORING DOOR WOOD CLAD 60/20 DOUBLE HUNG WINDOWS FOR NEW CORNER.

III WOOD DOOR
NEW AMERICAN SERIES DOORING DOOR WOOD CLAD 60/20 DOUBLE HUNG WINDOWS FOR NEW CORNER.

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Professional Engineer
State of Maryland
No. 21926

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PROPOSED NEW BUILDING COMMERCIAL BUILDING
ASHTIN 78, LLC
78 MAIN ST.
NEW MARKET, MD

| REVISION | DATE |
|--------------|---------|
| REPRODUCTION | 1-14-25 |
| NO CHANGES | 2-19-25 |
| NO CHANGES | 3-14-25 |

| REVISION | DATE |
|------------|---------|
| NO CHANGES | 1-14-25 |
| NO CHANGES | 2-19-25 |
| NO CHANGES | 3-14-25 |

PROJECT NUMBER: 2507
SHEET TITLE: ELEVATIONS
SCALE: NOTED

A-2.1

PERMIT DRAWINGS 2-19-25