



Note: All exhibits must be identified/read into the record and noted if they are to be admitted.

Staff Exhibits

Admitted

- 1. Staff Report with Draft Motion _____
- 2. Context Map of the Neighborhood around 78 W Main Street _____
- 3. SDAT: Real Property Data Sheet for 78 W Main Street, Property Tax ID #260277 _____
- 4. Tax parcel map for 78 W Main Street, Property Tax ID #260277 _____
- 5. Notification to Applicant of Public Hearing Date _____
- 6. Copy of published Public Notice for Case No. NM-B-26-01 _____
- 7. Affidavit - Publication for Public Hearing Notice Case No. NM-B-26-01 _____
- 8. Frederick News Post Advertising Receipt _____
- 9. Notification to Adjacent Property Owners _____
- 10. List of Adjacent Property Owners notified _____
- 11. Affidavit of Posting by Property Owner _____
 - a. Picture of posting – 78 W Main Street _____

Applicant Exhibits

- 12. Special Exception Application Permit #2084B (NM-B-26-01) _____
- 13. Architectural Plans approved by HDC/ARC _____
- 14. Minor Site Plan _____

Written Testimony/Statements from others

- 15. _____



- Fire Stations
- Golf Courses
- Libraries
- MARC Rail Stations
- Police
- Post Office
- Frederick County Boundary
- Surrounding Counties
- Maryland
- <all other values>

Exhibit No. 2

400.0 0 200.00 400.0 Feet



1: 2,400



2/25/2026

NAD_1983_StatePlane_Maryland_FIPS_1900_Feet

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 09 Account Identifier - 260277

Owner Information

Owner Name: ASHTIN 78 LLC Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: 42 W MAIN ST Deed Reference: /16844/ 00376
 NEW MARKET MD 21774-

Location & Structure Information

Premises Address: 78 W MAIN ST Legal Description: LT #34, 65 X 165
 NEW MARKET 21774-0000 S/S MAIN ST.
 NEW MARKET

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
079I	0019	3761	9020007.11	0000			34	2025	

Town: NEW MARKET

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			10,725 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	143,000	183,000		
Improvements	0	0		
Total:	143,000	183,000	156,333	169,667
Preferential Land:	0	0		

Transfer Information

Seller: SHAFFER ROBERT & Type: NON-ARMS LENGTH OTHER	Date: 04/30/2024 Deed1: /16844/ 00376	Price: \$200,000 Deed2:
Seller: Type: NON-ARMS LENGTH OTHER	Date: 05/15/2013 Deed1: /09544/ 00427	Price: \$50,000 Deed2:
Seller: Type: NON-ARMS LENGTH OTHER	Date: Deed1: /00639/ 00590	Price: \$0 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.0010.00	0.0010.00

Special Tax Recapture: None

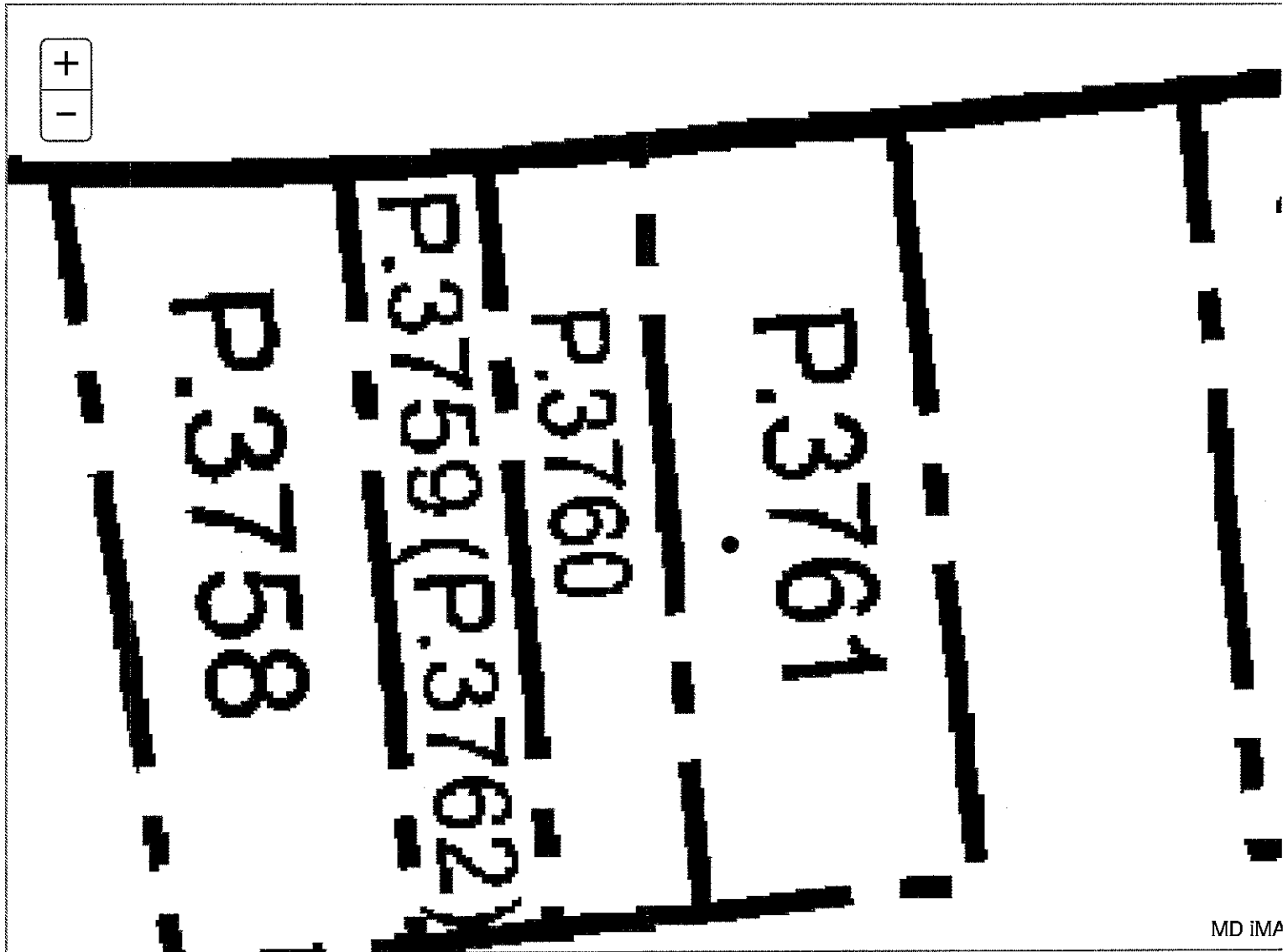
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

District: **09** Account Number: **260277**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are encouraged to notify the Maryland Department of Planning, Parcel Data & Mapping Unit, 120 E. Baltimore St., Suite 2000, Baltimore, MD 21202. mailto:dmdpvhelpdesk_mdp@maryland.gov (mailto:dmdpvhelpdesk_mdp@maryland.gov).

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx> (<https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx>).

The Town of New Market



DATE: February 25, 2026
RE: CASE NO. NM-B-26-01

NOTICE TO APPLICANT

Phil Gamble
Ashtin 78 LLC
42 West Main Street
New Market, MD 21774

via email: phil@buildcbc.com

Dear Mr. Gamble:

Your application filed under the New Market Zoning Ordinance relative to the property located at 78 West Main Street, New Market, Maryland, has been scheduled to be heard by the New Market Board of Appeals on **Wednesday, March 18, 2026, at 7:00 p.m., via Zoom.**

This is the only case scheduled for this evening.

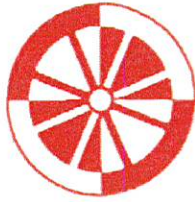
You are hereby notified to be present at the hearing or represented by an agent or counsel, to present your case.

Sincerely,

Pat Faux
Zoning Administrator
Board of Appeals

Topic: BOA NM-B-26-01
Time: Mar 18, 2026 07:00 PM Eastern Time
Join Zoom Meeting: <https://us02web.zoom.us/j/83946322029>
Meeting ID: 839 4632 2029
One tap mobile: +13017158592,,83946322029# US (Washington DC)

The Town of New Market



1793

**PUBLIC HEARING
BOARD OF APPEALS
NEW MARKET, MD**

The New Market Board of Appeals will conduct a hearing on **Wednesday, March 18, 2026, at 7:00 p.m. VIA ZOOM** to consider the following case:

NM-B-26-01 – a Special Exception for a restaurant in an approved new commercial structure at 78 West Main Street, which is in both the RM zoning district and the Historic District overlay zoning district. The relevant land use category which include special exceptions under Article IV, 1.5.66 “Restaurant without Drive-thru Service”/Ordinance No. 2023-03 For the Purpose of Amending Article IV, Section 1.0 Establishment of Districts and Use Classifications, 1.5 Non-Residential Uses, Pertaining to Food Related Uses of the Land Development Ordinance: 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.

Public comments will be accepted at the hearing. Any person desiring a stenographic transcript shall be responsible for supplying a competent licensed stenographer. A copy of the application will be available on the Town’s website at www.townofnewmarket.org, and written comments will be accepted before and at the hearing. For further information or to obtain the Zoom meeting ID, please call Town Hall at (301) 865-5544x1 or email michelle-townofnewmarket@gmail.com

**Pat Faux
Zoning Administrator**

NM-B-26-01: <https://www.townofnewmarket.org/board-appeals/pages/nm-b-26-01>

Exhibit No. 6

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Frederick News-Post, a newspaper printed and published in the City of Frederick, County of Frederick, State of Maryland, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
Feb. 26, 2026

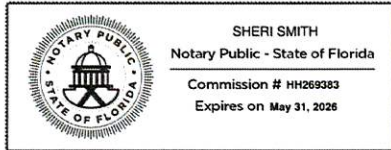
NOTICE ID: YYWanEH6mNyIWz9FLEGN
NOTICE NAME: NM-B-26-01
Publication Fee: 249.70

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Broward



Subscribed in my presence and sworn to before me on this: 03/02/2026

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC HEARING
BOARD OF APPEALS
NEW MARKET, MD

The New Market Board of Appeals will conduct a hearing on **Wednesday, March 18, 2026, at 7:00 p.m. VIA ZOOM** to consider the following case:

NM-B-26-01 – a Special Exception for a restaurant in an approved new commercial structure at 78 West Main Street, which is in both the RM zoning district and the Historic District overlay zoning district. The relevant land use category which include special exceptions under Article IV, 1.5.66 "Restaurant without Drive-thru Service"/Ordinance No. 2023-03 For the Purpose of Amending Article IV, Section 1.0 Establishment of Districts and Use Classifications, 1.5 Non-Residential Uses, Pertaining to Food Related Uses of the Land Development Ordinance: 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.

Public comments will be accepted at the hearing. Any person desiring a stenographic transcript shall be responsible for supplying a competent licensed stenographer. A copy of the application will be available on the Town's website at

www.townofnewmarket.org, and written comments will be accepted before and at the hearing. For further information or to obtain the Zoom meeting ID, please call Town Hall at (301) 865-5544x1 or email michelle-townofnewmarket@gmail.com

Pat Faux
Zoning Administrator
February 26, 2026

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Paid by
Michelle Mitchell

Receipt number
Invoice number 2D0613D8-0048
Notice ID YYWanEH6mNyIWz9FLEGN
Order Number
Publisher Frederick News-Post
Date paid Feb 26, 2026
Payment method VISA - 9299

Description	Qty	Unit price	Amount
02/26/2026: Other Notice	1	237.70	237.70
Affidavit Fee	1	12.00	12.00
=== Notes === Notice Name: NM-B-26-01			Net Subtotal \$249.70
			Tax 0.00
			Amount paid \$249.70

Exhibit No. 8

The Town of New Market



DATE: February 25, 2026
RE: CASE NO. NM-B-26-01

NOTICE TO ADJACENT PROPERTY OWNERS

An Appeal that applies to the property located at 78 West Main Street, New Market, Maryland, has been filed by the property owner, Phil Gamble, petitioning the Board of Appeals to grant a Special Exception under Article III, Section 7.4 of the Land Development Ordinance of the Town of New Market. The request is to consider the following:

NM-B-26-01 – Special Exception for restaurant in an approved new commercial structure at 78 West Main Street, **which is in both the RM zoning district and the Historic District overlay zoning district.** The relevant land use category Article IV, 1.5.66 “Restaurant without Drive-thru Service”, /Ordinance No. 2023-03 *For the Purpose of Amending Article IV, Section 1.0 Establishment of Districts and Use Classifications, 1.5 Non-Residential Uses, Pertaining to Food Related Uses of the Land Development Ordinance: 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.*

This application is directed to the New Market Board of Appeals because the Board has the authority to grant Special Exceptions. The purpose of the special exception process is to provide for certain uses which, because of their unique characteristics, cannot be distinctly listed as a permitted use in a particular District. A Special Exception may be approved by the Board of Appeals after consideration, in each case, of the impact of such uses upon neighboring properties, the surrounding area, and the public need for this particular use at the specific location. Both the Planning Commission and the Historic District Commission will be asked to provide comments to the Board of Appeals.

A public hearing will be held on **Wednesday, March 18, 2026, to hear this case at 7:00 p.m., VIA ZOOM**, at which time citizens wishing to be heard will be recognized in the public session. For further information or to obtain the Zoom meeting ID, please call Town Hall at (301) 865-5544 x1 or email. This is the only application scheduled for this evening.

Exhibit No. 9

You are receiving this notice because your property directly abuts the application site. The hearing of these appeals is not limited to those receiving copies of this notice. If you know of any neighbors or affected property owners who may wish to be heard on this matter, it would be appreciated if you would inform them of this hearing. Written comments will be accepted before and at the hearing.

BOARD OF APPEALS

Pat Faux (mlem)

Pat Faux

Zoning Administrator

List of Adjacent Property Owners Notified

Notices were sent on Thursday, February 26, 2026, via Certified Mail/Return Receipt:

- 1) New Market District Volunteer Fire & Rescue Company, Inc.
76 W Main Street (mailed to: P.O. Box 925, New Market, MD)

- 2) Paige C. Lynch
80 W Main Street (mailed to: 19068 Staley Bridge Rd, Germantown, MD)

- 3) Gayla Wheeler Trustee
75 W Main Street

- 4) Daniel Ojeda & Jenifer Ojeda
73 W Main Street

- 5) Roy Webster & Steven Jeweler
71 W Main Street

- 6) Winslow Burhans & Kathryn Burhans
69 W Main Street

7022 2410 0001 4682 8092

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NEW MARKET, MD 21774
OFFICIAL USE

Certified Mail Fee	\$5.30
\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
\$	
Total Postage and Fees	\$11.48
\$	

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Postmark
Here
02/26/2026

Sent To
Street and A
City, State,
New Market District Volunteer Fire &
Rescue Company, Inc.
P.O. Box 925
New Market, MD 21774-0925

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 09 Account Identifier - 247432

Owner Information

Owner Name: NEW MARKET DISTRICT VOLUNTEER FIRE AND RESCUE COMPANY INC Use: EXEMPT COMMERCIAL
 Mailing Address: PO BOX 925 Principal Residence: NO
 NEW MARKET MD 21774-0925 Deed Reference: /14991/ 00254

Location & Structure Information

Premises Address: 76 W MAIN ST Legal Description: L 66X160 4.6 AC
 NEW MARKET 21774-0000 FIRE HSE CARNIVAL GRNDS
 NON TAXABLE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0791	0019	3763	10000.11	0000				2025	

Town: NEW MARKET

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1981	7,578 SF		4.6000 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		VOLUNTEER FIRE STATION	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	500,900	506,000		
Improvements	512,500	448,800		
Total:	1,013,400	954,800	954,800	954,800
Preferential Land:	0	0		

Transfer Information

Seller: THE NEW MARKET DISTRICT FIRE	Date: 06/15/2021	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14991/ 00254	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00564/ 00537	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	940	954,800.00	954,800.00
State:	940	954,800.00	954,800.00
Municipal:	940	954,800.00	954,800.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

7022 2410 0001 4682 8108

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GERMANTOWN, MD 20876

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$11.46

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Postmark
Here
02/26/2026

Sent To
Street an
City, State
Paige Lynch
19068 Staley Bridge Rd
Germantown, MD 20876-1726

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 09 Account Identifier - 256911

Owner Information

Owner Name: LYNCH PAIGE C Use: COMMERCIAL/RESIDENTIAL
 Principal Residence: NO
 Mailing Address: 19068 STALEYBRIDGE RD Deed Reference: /04222/ 00287
 GERMANTOWN MD 20876-1726

Location & Structure Information

Premises Address: 80 W MAIN ST Legal Description: LT 33 X 166
 NEW MARKET 21774-0000 S/S MAIN ST.
 NEW MARKET

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
079I	0019	3760	9020007.11	0000				2025	

Town: NEW MARKET

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	1,504 SF		5,478 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	4	1 full/ 1 half		

Value Information

	Base Value	Value	Phase-in Assessments	
			As of	As of
Land:	78,000	99,900	07/01/2025	07/01/2026
Improvements	183,300	224,800		
Total:	261,300	324,700	282,433	303,567
Preferential Land:	0	0		

Transfer Information

Seller: PLAISANCE, SHAWN C. & Type: ARMS LENGTH IMPROVED	Date: 10/31/2003 Deed1: /04222/ 00287	Price: \$167,000 Deed2:
Seller: PAYNE, HOWARD F. Type: ARMS LENGTH IMPROVED	Date: 05/03/1999 Deed1: /02575/ 00249	Price: \$145,500 Deed2:
Seller: STRUBE, CARLTON L & BETTY BEATY Type: ARMS LENGTH IMPROVED	Date: 10/05/1983 Deed1: /01214/ 00648	Price: \$31,000 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.0010.00	0.0010.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

7022 2410 0001 462 8078

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Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

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Postmark
Here
02/26/2026

Sent To
Street at
City, Sta

Gayla Wheeler, Trustee
75 W Main Street
New Market, MD 21774

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 09 Account Identifier - 236201

Owner Information

Owner Name: WHEELER GAYLAA TRUSTEE Use: COMMERCIAL/RESIDENTIAL
 GAYLAA WHEELER TRUST Principal Residence: YES
 Mailing Address: 75 W MAIN ST Deed Reference: /06553/ 00486
 NEW MARKET MD 21774-

Location & Structure Information

Premises Address: 75 W MAIN ST Legal Description: L 11 A S 1 54 . 76 X
 NEW MARKET 21774-0000 N/S MAIN ST NEW MKT
 L PLUMMERS ADDITION

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	12 65
079I	0019	3874	10000.11	0000			11A	2025		

Town: NEW MARKET

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1886	2,020 SF		14,511 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MIXED RESIDENTIAL / RETAIL	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2025	07/01/2025
			As of
			07/01/2026
Land:	173,700	183,700	
Improvements	168,000	192,200	
Total:	341,700	375,900	353,100
Preferential Land:	0	0	364,500

Transfer Information

Seller: CARRIER ENTERPRISES LLC	Date: 04/25/2007	Price: \$389,900
Type: ARMS LENGTH IMPROVED	Deed1: /06553/ 00486	Deed2:
Seller: CARRIER, JOHN P. & GRACE S.	Date: 11/01/1999	Price: \$140,000
Type: ARMS LENGTH IMPROVED	Deed1: /02648/ 00159	Deed2:
Seller: MARSH, STEVEN L. & DONNA A.	Date: 08/20/1997	Price: \$121,283
Type: NON-ARMS LENGTH OTHER	Deed1: /02322/ 00639	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.0010.00	0.0010.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 06/25/2019

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

9589 0770 5270 1797 8069 55

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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New Market, MD 21774

OFFICIAL USE

Certified Mail Fee	\$5.30
\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
\$	
Total Postage and Fees	\$10.48
\$	

0774
52

Postmark
Here

02/26/2026

Sent To
Street and
City, State

Daniel & Jennifer Ojeda
73 W Main Street
New Market, MD 21774

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 09 Account Identifier - 236171

Owner Information

Owner Name: OJEDA DANIEL C Use: COMMERCIAL/RESIDENTIAL
 OJEDA JENIFER F Principal Residence: YES
 Mailing Address: 73 W MAIN ST Deed Reference: /13060/ 00162
 NEW MARKET MD 21774-

Location & Structure Information

Premises Address: 73 W MAIN ST Legal Description: L 10 B S 1 33X333
 NEW MARKET 21774-0000 N/S MAIN ST NEW MARKET
 PLUMMERS ADDITION

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	12 65
079I	0019	3873	10000.11	0000			10B	2025		Plat Ref:

Town: NEW MARKET

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1863	1,440 SF		14,222 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	BRICK/ FRAME	4	1 full	1 Detached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	173,500	183,500		
Improvements	144,000	220,700		
Total:	317,500	404,200	346,400	375,300
Preferential Land:	0	0		

Transfer Information

Seller: ONLY DANIEL C OJEDA TITLE & Type: NON-ARMS LENGTH OTHER	Date: 06/28/2019 Deed1: /13060/ 00162	Price: \$0 Deed2:
Seller: CANDIDA BRIAN J Type: NON-ARMS LENGTH OTHER	Date: 10/16/2012 Deed1: /09150/ 00079	Price: \$218,000 Deed2:
Seller: ONLY DANIEL C OJEDA TITLE & Type: NON-ARMS LENGTH OTHER	Date: 10/16/2012 Deed1: /09150/ 00079	Price: \$218,000 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00I0.00	0.00I0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 09/10/2019

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

4589 0710 5270 1791 8069 60

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New Market, MD 21774
OFFICIAL USE

Certified Mail Fee	\$5.30
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

0774
52

Postmark
Here

02/26/2026

Sent To
Street and
City, State,
Roy Webster & Steven Jeweler
71 W Main Street
New Market, MD 21774

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 09 Account Identifier - 236198

Owner Information

Owner Name: WEBSTER ROY W & STEVEN R JEWELER Use: COMMERCIAL/RESIDENTIAL
 Principal Residence: YES
 Mailing Address: 71 W MAIN ST Deed Reference: /05405/ 00739
 NEW MARKET MD 21774-6202

Location & Structure Information

Premises Address: 71 W MAIN ST Legal Description: L 10 A S 1 33X333
 NEW MARKET 21774-0000 N/S MAIN ST NEW MKT
 PLUMMERS ADD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	12 65
079I	0019	3872	10000.11	0000			10A	2025	Plat Ref:	

Town: NEW MARKET

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1912	1,620 SF		10,989 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	FRAME/	4	1 full/ 1 half		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	170,800	180,800		
Improvements	202,400	241,500		
Total:	373,200	422,300	389,567	405,933
Preferential Land:	0	0		

Transfer Information

Seller: ANZICK, MICHAEL A. & MELISSA D. Type: ARMS LENGTH IMPROVED	Date: 06/30/2005 Deed1: /05405/ 00739	Price: \$400,000 Deed2:
Seller: MEYER, KAY T. Type: ARMS LENGTH IMPROVED	Date: 02/08/2001 Deed1: /02813/ 01293	Price: \$206,000 Deed2:
Seller: HIGGS, ELDRON C. & JOAN D. Type: ARMS LENGTH IMPROVED	Date: 02/16/1999 Deed1: /02539/ 00288	Price: \$180,000 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.0010.00	0.0010.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 06/05/2009

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

7022 2410 0001 482 8085

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New Market, MD 21774
OFFICIAL USE

Certified Mail Fee	\$5.30
Postage	\$0.78
Total Postage and Fees	\$6.08
\$10.48	

0774
51
Postmark
Here
02/26/2026

Sent To
Street and
City, State
Winslow & Kathryn Burhans
69 W Main Street
New Market, MD 21774

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 09 Account Identifier - 223177

Owner Information

Owner Name: BURHANS WINSLOW F III & KATHRYN Use: COMMERCIAL/RESIDENTIAL
 Principal Residence: YES
 Mailing Address: 69 WEST MAIN STREET Deed Reference: /03644/ 00473
 NEW MARKET MD 21774

Location & Structure Information

Premises Address: 69 W MAIN ST Legal Description: LT 88 X 330
 NEW MARKET, 21774-0000 N/S MAIN ST.
 NEW MARKET

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
079I	0019	3871	10000.11	0000				2025	

Town: NEW MARKET

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1860	2,368 SF		29,040 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	/	4	2 full		

Value Information

	Base Value	Value	Phase-in Assessments	
			As of	As of
Land:	162,800	209,000	07/01/2025	07/01/2026
Improvements	212,300	264,400		
Total:	375,100	473,400	407,867	440,633
Preferential Land:	0	0		

Transfer Information

Seller: BURHANS, WINSLOW F. III	Date: 03/27/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /03644/ 00473	Deed2:
Seller: BENNETT, LOUISE M.	Date: 09/06/1995	Price: \$160,000
Type: NON-ARMS LENGTH OTHER	Deed1: /02121/ 01337	Deed2:
Seller: BENNETT, CLARENCE O. & LOUISE	Date: 08/15/1983	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01208/ 00209	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.0010.00	0.0010.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 05/20/2013

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

BOARD OF APPEALS
TOWN OF NEW MARKET

Posting Affidavit

NAME OF APPLICANT: ASHWIN 78 LLC CASE #: NM-B-26-01
C/O PHIL GAMBRE

AFFIDAVIT IN COMPLIANCE WITH NEW MARKET ZONING ORDINANCE

STATE OF MARYLAND, FREDERICK COUNTY, TO WIT:

On this 27 day of February, 2026, before me the subscriber, a Notary Public of the State and County aforesaid, personally appeared Philip Gambre, and made oath in due form of law as follows:

That I posted at least fifteen (15) days prior to the hearing scheduled for Wednesday, March 18, 2026, 7:00 p.m. on the above captioned case(s), those sign(s) given to me by the Zoning Administrator, and that said sign(s) were erected on the subject property in accordance with the required distances and positioning as set in the referenced Ordinance.

[Signature]
Signature

Subscribed and sworn before me the day and year first above written.

[Signature]
Notary Public

SEAL





BOARD OF APPEALS

TO WHOM IT MAY CONCERN:

Application has been made to the town of:

New Market, MD

Board of Appeals by: *NM-8-26-01*

for: *Special Exception 1-5 to Restaurant without Drive-thru Service*

All interested persons are notified to appear at the hearing before the *New Market*

Board of Appeals at *7:00* p.m.

on *Wednesday, March 18, 2026* *Via Zoom*

in *Please call 301-261-5544X1 for Zoom info. Copy of application available at*

At which time citizens wishing to be heard will be recognized in public session.

Exhibit No. 11a



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)

Owner ^{PROPERTY} ~~(including joint ownership)~~ _____ Lessee

_____ Contract to purchase _____ contract to lease or rent

_____ Other (describe) _____

Exhibit No. 12



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 TB, LLC

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

Phone(s): 301-401-4245

Email: PHIL@BUILDCBC.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 Distilling 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	

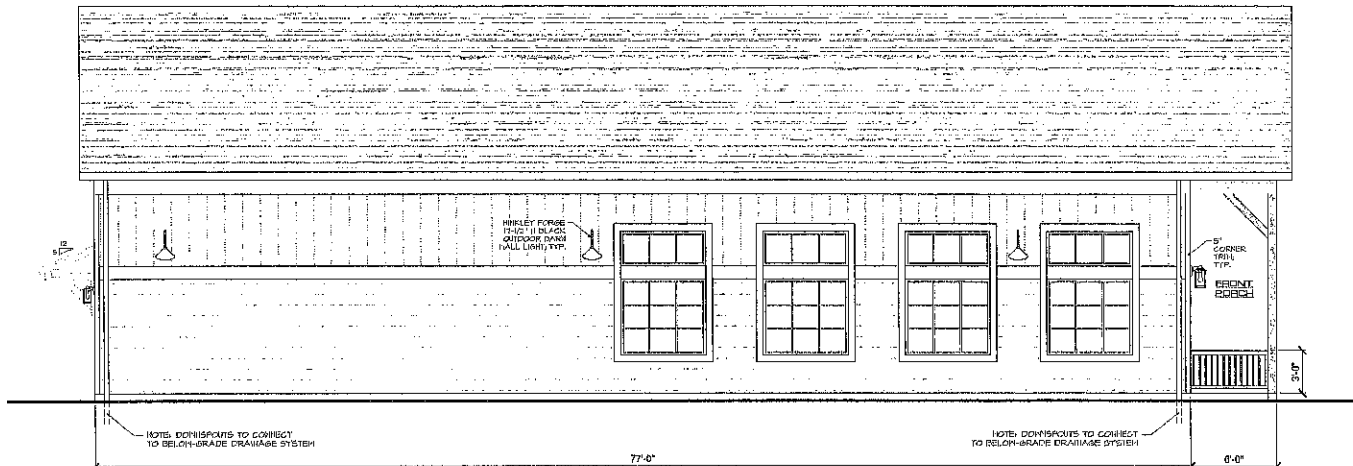
d.u. means dwelling unit

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,

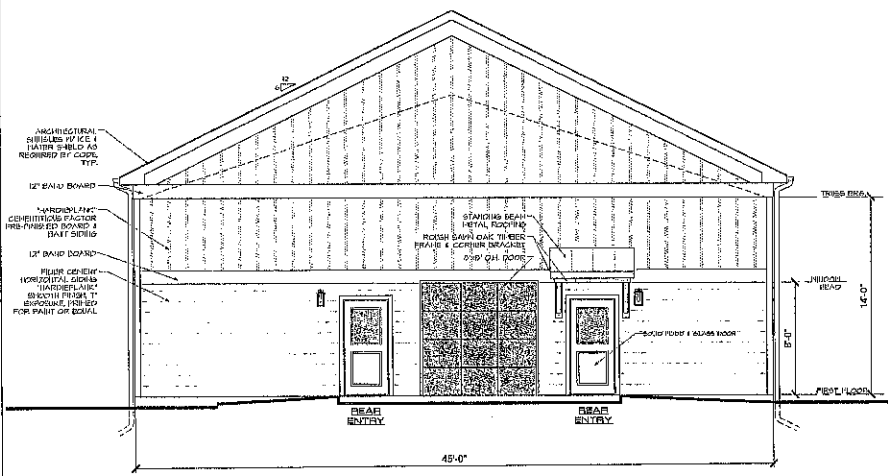
Business use information:

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.

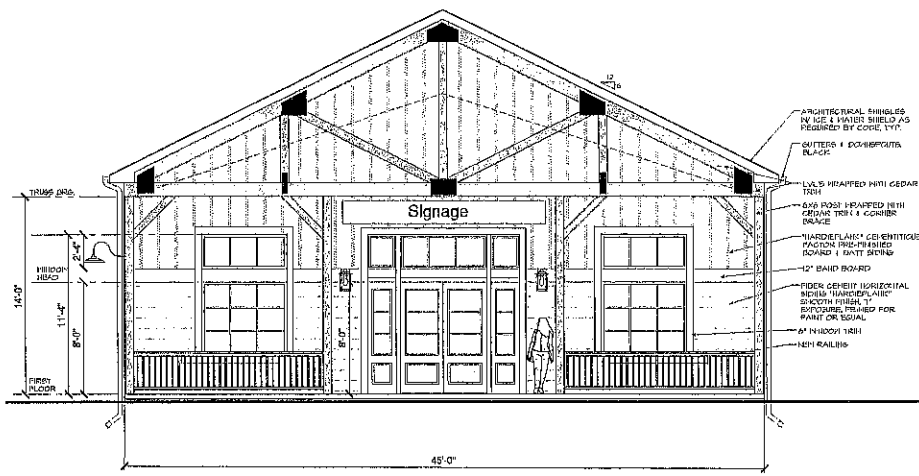
9. Exterior Grease Extraction Hood Vent location – shall be located to the thru the roof (not directed toward a neighboring property) or rear or east side of the building and not directed toward residential property on the west side of the lot.
10. Screening – existing 6' tall solid fence to screen the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



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



PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"

Ellison & Benjamin
ARCHITECTURE
332 W PATRICK ST.
FREDERICK, MD 21701
WWW.ELLISONBENJAMIN.COM
301-886-3838



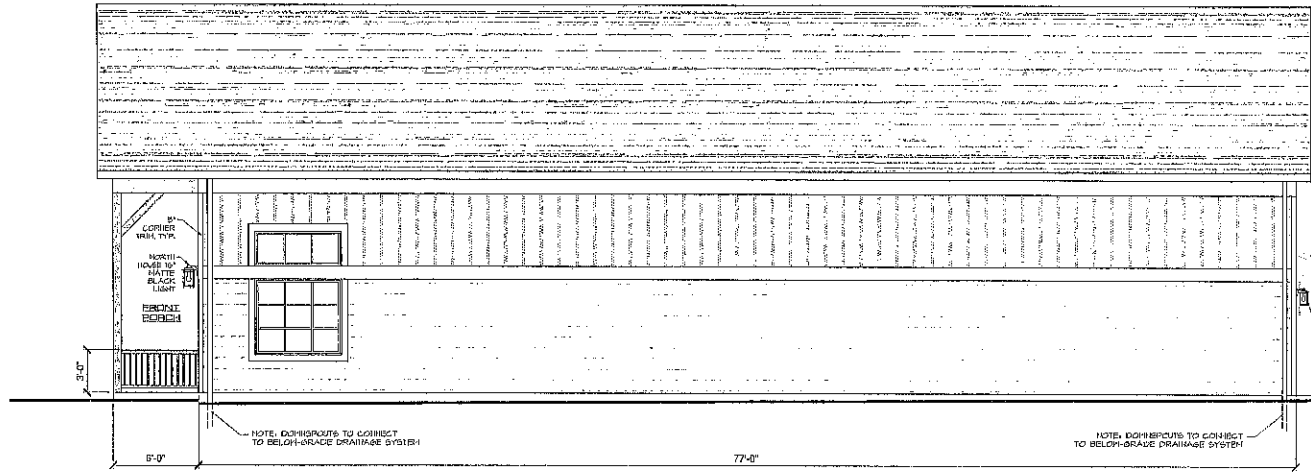
Professional Engineer
These drawings were prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Maryland.
Professional Engineer
These drawings were prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Maryland.
Professional Engineer

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

REV	DATE	DESCRIPTION
1	1-15-25	ISSUED FOR PERMIT
2	1-15-25	REVISED PER PERMIT
3	1-15-25	REVISED PER PERMIT
4	1-15-25	REVISED PER PERMIT

ISSUED FOR PERMIT
DATE: 1-15-25
SCALE: 1/4"=1'-0"
PROJECT: ASHTON 78, LLC
DRAWING: ELEVATIONS
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 1-15-25

PERMIT DRAWINGS 2-19-25
A-2.0



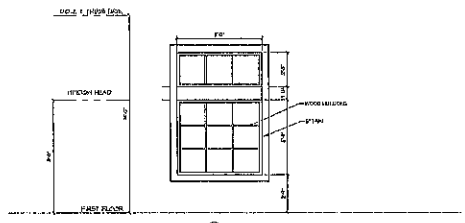
PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

FIRST FLOOR		DOOR DESCRIPTION		FRAME		IS 60 MIN G 45 MIN LABEL	DETAILS				REMARKS		
NO.	LOCATION	SIZE OF OPENING	MATERIAL	FINISH	TYPE		MAT.	FINISH	HWDL.	HEAD		jamb	THRESH.
01	FRONT ENTRY	3'-0" x 7'-0" x 1'-0"	SOLID OCKE WOOD	PAINTED	-	WOOD	PAINTED	Hardware Set 1	-	-	-	24 CLASS	0
02	REAR ENTRY	3'-0" x 7'-0" x 1'-0"	SOLID OCKE WOOD	PAINTED	-	WOOD	PAINTED	Hardware Set 2	-	-	-	18 CLASS	0
03	REAR ENTRY	3'-0" x 7'-0" x 1'-0"	SOLID OCKE WOOD	PAINTED	-	WOOD	PAINTED	Hardware Set 3	-	-	-	18 CLASS	1-1/2

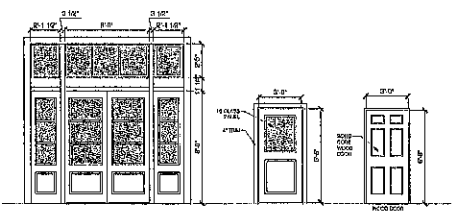
- HARDWARE SETS**
- Hardware Set No. 1: Entry
3 Pair Butt Hinges
Pneufull
Deadbolt
Flushbolt
Closer & Threshold
Adjustal
Weather Strip
 - Hardware Set No. 2:
1-1/2 Pair Butt Hinges
Schlage Satum Lever Handle
Click Lockset
Closer
Wall stop
 - Hardware Set No. 3:
1-1/2 Pair Butt Hinges
Schlage F61A Entry Handset Lockset
W/ Deadbolt
Closer & Threshold
Weather Strip & Wall stop
 - Hardware Set No. 4: Toilet
1-1/2 Pair Butt Hinges
Schlage Satum Lever Handle
Pneufull Lockset
Closer
Wall stop

WINDOW SCHEDULE

NOTE:
1. ALL GLASS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.
2. ALL GLASS SHALL BE INSTALLED WITH AN INVERTED WEATHER STRIP.
3. ALL GLASS SHALL BE INSTALLED WITH AN INVERTED WEATHER STRIP.
4. ALL GLASS SHALL BE INSTALLED WITH AN INVERTED WEATHER STRIP.



W1
NEW WINDOW SCHEDULE FOR THE WINDOW HEAD AND SILL SHALL BE 1/2\"/>



I. PAIR WOOD DOOR
NEW WINDOW SCHEDULE FOR THE WINDOW HEAD AND SILL SHALL BE 1/2\"/>

II. WOOD ENTRY DOOR
NEW WINDOW SCHEDULE FOR THE WINDOW HEAD AND SILL SHALL BE 1/2\"/>

III. WOOD DOOR
NEW WINDOW SCHEDULE FOR THE WINDOW HEAD AND SILL SHALL BE 1/2\"/>

Ellison & Benjamin
ARCHITECTURE
355 W PATRICK ST.
FREDERICK, MD 21701
301-888-9658
WWW.ELLISONBENJAMIN.COM

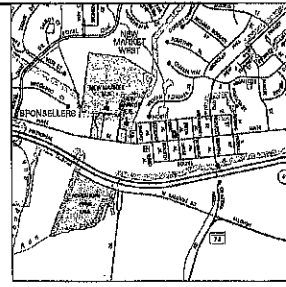
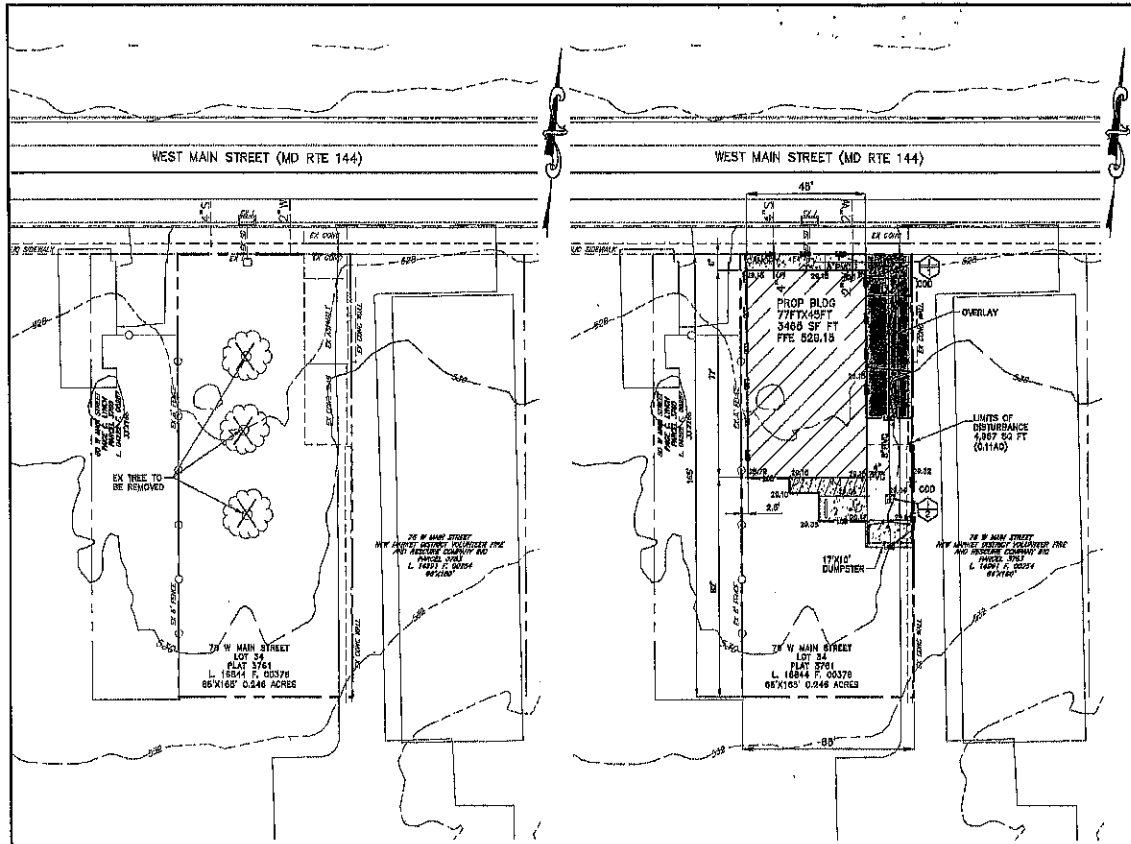


Permit Drawing
This drawing is for the proposed new building commercial building
ASHTIN 78, LLC
78 MAIN ST.
NEW MARKET, MD

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

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2-19-25
2	REVISED	2-19-25
3	REVISED	2-19-25
4	REVISED	2-19-25

PERMIT DRAWINGS 2-19-25
ELEVATIONS
A-2.1



ADITEK
 CIVIL ENGINEERING & ARCHITECTURE
 1000 WEST MAIN STREET, SUITE 100
 NEW MARKET, MD 21774
 TEL: 410-326-1111
 FAX: 410-326-1112
 WWW.ADITEK.COM

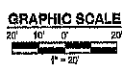


1. THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A 3-45' BLDG AND ALLOCATED PARKING. THE BUILDING WILL BE A SHED FOR FUTURE USE OF ANYTHING ALLOWABLE WITH IN THE RESIDENTIAL MERCHANT DISTRICT. TOTAL NUMBER OF 6 PROPOSED EMPLOYEES.
2. THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES ON THE PROPERTY.
3. UTILITIES SHOWN ARE BASED UPON MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE TOWN AND THE MAPS AVAILABLE AT THE TIME OF REVIEW. THESE LOCATIONS SHOULD BE CONFIRMED APPROXIMATELY AND SHOULD BE VISIBLE BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
4. THERE ARE NO FLOODPLAIN OR 100 YEAR PROPERTY, THE SITE IS IN ZONE "X" (SPECIAL FLOOD HAZARD AREA) AS PER FEMA FLOOD DEFENSE MAP NO. 2455000404, DATED AUGUST 1, 2023.
5. SOILS INFORMATION TAKEN FROM "SOILS SURVEY OF FREDERICK COUNTY", 2010 EDITION.
 MAP - MERRILLVILLE S&T LEANS, 3 TO 6 PERCENT CLAYES
6. THERE ARE NO HIGH-DEAL WETLANDS LOCATED IN THE LIMITS OF THIS PROJECT WITH PER US-DE.
7. ALL ACCESSIBILITY DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF MARYLAND ACCESSIBILITY CODE (COMAR 08.02.02) AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITION.
8. WASTE COLLECTION AND RECYCLING IS PROVIDED BY A PRIVATE HAULER TO THE SITE.
9. SITE IS KNOWN AS "LOT 38" AND IS SHOWN ON FREDERICK COUNTY TAX MAP 160201, PARCEL 3761, 34X10 NO. 00-000075. LOTS 38&39 TIED TOGETHER. THE SITE IS ZONED IN RESIDENTIAL MERCHANT. TOTAL SITE AREA 0.248 AC. FOR COMMERCIAL BUILDING (NOT IN A DUMPING UNIT).
10. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST EDITION OF NEW MARKET STANDARD SPECIFICATIONS AND DETAILS.
11. CONTRACTOR TO NOTIFY "WATER UTILITY" AT (301) 837-7777 AND THE TOWN OF NEW MARKET AND FREDERICK COUNTY AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION. THE DEVELOPER SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND TEND. UNDER FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCED EXCAVATION, BEFORE EXCAVATION THE SUBMITTER IS RESPONSIBLE FOR CALLING "WATER CHECK" AT 1-800-451-4328 TO VERIFY THAT ALL UTILITIES HAVE BEEN MARKED, TO BEHOLD AFTER CALLING "WATER UTILITY".
12. ALL TAPS TO FREDERICK COUNTY WATER LINES SHALL BE PERFORMED BY FREDERICK COUNTY DEPARTMENT OF PUBLIC WORKS AT THE DEVELOPER'S EXPENSE.
13. ALL UTILITIES AND OTHER CHARGES OWNERS OF TOWN OF NEW MARKET STREET-37-38-39 OR PUBLIC UTILITY EXPANDED TO BE OWNED AND MAINTAINED BY PROPERTY OWNERS.
14. WHEN WORKING IN THE AREA OF AN EXISTING GAS LINE, THE CONTRACTOR SHALL HAVE THE MARYLAND GAS COMPANY OR MARYLAND VERIFY THAT NO LEAKS EXIST PRIOR TO ANY WORK IN THE AREA. A GAS COMPANY REPRESENTATIVE MUST BE PRESENT AT THE PROJECT SITE BEFORE ANY WORKING WITHIN 10 FEET OF GAS LINES. ANY EXCAVATION WITHIN FIVE (5) FEET OF A GAS LINE SHALL BE DONE BY HAND. THE DEVELOPER, OR THE DEVELOPER'S REPRESENTATIVE SHALL GET APPROVAL FROM THE GAS COMPANY FOR ANY WORK WITHIN A GAS LINE EXISTENT AREA.
15. (N)-SITE OPERATOR SHALL COMPLY WITH CITY PLANNING CODE REQUIREMENTS.
16. PARKING REQUIREMENTS
 PER LDC ARTICLE V SECTION 6.4.1 AND 6.4.2, A COMMERCIAL BUILDING IN THE "R" ZONE THAT IS NOT A DUMPING UNIT SHALL BE PROVIDED WITH PARKING SPACE FOR EACH ON-SITE EMPLOYEE UNLESS PARKING ALTERNATIVES ARE APPROVED BY THE PLANNING COMMISSION. WALKWAY APPROVED ALTERNATIVES: (1) ON-SITE PARKING SPACES ARE PROVIDED FOR NEW MARKET PLAN. THIS INCLUDES IN-BUILDING OR ON-GROUND OVERHEAD. USE AND ACCESS TO EMPLOYEES PLUS HANDICAPPED PARKING SPACES. SHOULD THE APPLICANT REQUEST A COMMERCIAL USE THAT REQUIRES ADDITIONAL PARKING OR A SPECIAL OCCASION APPROVAL, ADDITIONAL QUANTITIES OF PARKING SPACES SHALL BE PROVIDED FOR PLANNING COMMISSION APPROVAL. PER LDC ARTICLE V SECTION 6.4.2.1.
- 16A. PARKING PROMOTED
 THE HANDICAPPED PARKING SPACE IS PROVIDED (N)-SITE. BASED ON LDC ARTICLE V SECTION 6.4.1 THE PLANNING COMMISSION APPROVED ALTERNATIVE PARKING IS FOLLOWING. ALL PARKING SHALL BE PROVIDED TO HAVE OFF-SITE IN NEARBY TOWN OWNED PUBLIC PARKING LOTS LOCATED OFF MAIN STREET. EMPLOYEES SHALL BE DIRECTED TO PARK IN PUBLIC ON- STREET PARKING ON MAIN STREET.
17. LIGHTING
 PER LDC ARTICLE V SECTION 6.4.3, A COMMERCIAL BUILDING WITH LESS THAN 3000 SQ FT IN THE "R" ZONE SHALL BE PROVIDED WITH ONE OFF-STREET LIGHTED SPACE. ONE OFF-STREET LIGHTED SPACE IS PROVIDED IN THE DRIVEWAY ALONG THE BUILDING.
18. FENCING LOT SCREENING - PROVIDE A 6 FOOT TALL SCREENING FENCE ALONG THE SIDE PROPERTY FROM THE BACK OF THE BUILDING TO THE REAR OF THE LOT PER LDC ARTICLE V SECTION 6.4.3.2.
19. ACCESS CONTROL - THE NEW DRIVEWAY SHALL BE AT GRADE CONSISTENT WITH CURB EXISTING WITH
20. FOREST CONSERVATION PLAN IS NOT REQUIRED FOR THIS SITE IS SMALLER THAN 40,000 SQ FT.
21. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED TO TOWN PAVED SIDEWALK ALONG MAIN STREET DURING CONSTRUCTION. NO WORKING ON SIDEWALK SHOULD BE PERMITTED UNTIL SIDEWALK REPAIRS ARE COMPLETED TO TOWN SATISFACTION.
22. APPLICANT SHALL SUBMIT REQUIRED WATER AND SEWER DOCUMENTATION TO FREDERICK COUNTY DOW AS PART OF THE BUILDING PERMIT PROCESS. DOWS REQUIREMENTS ADDITIONAL CAPACITY IN PROGRESS, APPLICANT SHALL SUBMIT A NOTICED NEW PLAN FOR FC CONSTRUCTION REVIEW AND APPROVAL.

EXISTING CONDITIONS
 SCALE 1"=20'

PROPOSED CONDITIONS
 SCALE 1"=20'

PROJECT DATA TABLE		COMMERCIAL USE	
APPLICANT	ADITEK INC.	PROPOSED USE	COMMERCIAL
PREPARED BY	ADITEK INC.	TYPE OF WORK TO BE DONE	N/A
DATE	2/16/24	TYPE OF WASTE	N/A
PROJECT ADDRESS	48 W MAIN STREET	SPECIAL USE PERMIT	N/A
OWNER	ADITEK INC.	DESIGNER LICENSE	REGISTERED IN MARYLAND
PROJECT NO.	2024-001		



THE TOWN OF NEW MARKET SIGNATURE
 PLANNING AND ZONING COMMISSION

BY: _____ DATE: _____

APPLICANT
 ADITEK INC.
 48 W MAIN STREET
 NEW MARKET, MD 21774
 PHONE: 410-326-1111

SITE PLAN

DATE: 02/16/24
 SCALE: 1"=20'
 SHEET NO. 1 OF 1
 PROJECT NO. 2024-001

WRITTEN TESTIMONY/STATEMENTS