

**NM-B-26-02**

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

<b>Staff Exhibits</b>	<b>Admitted</b>
1. Staff Report with Draft Motion	_____
2. Context Map of the Neighborhood around 26 W Main Street	_____
3. SDAT: Real Property Data Sheet for 26 W Main Street, Property Tax ID #244700	_____
4. Notification to Applicant of Public Hearing Date	_____
5. Copy of published Public Notice for Case No. NM-B-26-02	_____
6. Affidavit - Publication for Public Hearing Notice Case No. NM-B-26-02	_____
7. Frederick News Post Advertising Receipt	_____
8. Notification to Adjacent Property Owners	_____
9. List of Adjacent Property Owners notified	_____
10. Affidavit of Posting by Property Owner	_____
a. Picture of posting – 26 W Main Street	_____
<b>Applicant Exhibits</b>	
11. Special Exception Application Permit #2103B (NM-B-26-02)	_____
<b>Written Testimony/Statements from others</b>	
12.	_____

**List of Adjacent Property Owners Notified**

**BEFORE THE NEW MARKET BOARD OF APPEALS**

**IN THE MATTER OF**

**NEW MARKET, MD**

**Mr. Tobais Gregory– property owner & Ms. Meagan Horner & Ms. Jaclyn Kennedy, prospective tenants /applicants - Special Exception Application.**

A public hearing is to be held before the New Market Board of Appeals on Tuesday, May 19th, 2026, at 7:00 p.m. via Zoom. Sitting for the Board will be Scot Morrow, *Chair*, and Martin Hart and Michael Davies, *Members*. Pat Faux will serve as the Zoning Administrator for the Board.

**REQUESTED DECISION**

The Board has before it a request for a Special Exception for a Fine Arts Education business in an portion of the first floor of an existing commercial structure at 26 West Main Street. This property is zoned Residential Merchant District and Historic District Overlay. The structure is designated as a Class 1 historic structure. This use is defined in the Land Development Ordinance Article IV Section 1 as:

“1.5.35 Fine Arts Education: Instruction and training in the fine arts to include of music, dance, theater, the visual arts, and other similar disciplines

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

*d.u. means dwelling unit*

The building in question also has an existing residential apartment on the second floor and vacant space for other commercial uses on the first floor.

**CRITERIA FOR DECISION**

The Board of Appeals, in accordance with the procedures and standards of Article III Section 7.4 of the Land Development Ordinance, shall study the specific property involved and the neighborhood, cause the property to be posted in a conspicuous place, hold a public hearing, consider all testimony and data submitted, and hear any person for or against the issuance of the zoning certificate. Article III Section 7.4 also states:

“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. These Special Exceptions 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 the particular use at the particular location. Limitations and standards are herein established to ensure the use’s consistency with the character, uses, and activities in the zoning district.

*7.4.1 No Special Exception shall be authorized unless the Board finds that the establishment,*

*maintenance, or operation of the Special Exception meets the standards set forth in this Article. The burden of proof is on the applicant to bring forth the evidence and the burden of persuasion on all questions of fact which are determined by the Board. The Board shall give consideration to the following, where appropriate:*

- a. The nature of the proposed use, the site, including its size and shape, and the proposed size, shape, and arrangement of proposed structures;*
- b. Traffic impact;*
- c. Nature of the surrounding area;*
- d. Proximity of dwellings, churches, schools, public structures, and other places of public gathering;*
- e. Availability of public services;*
- f. Preservation of cultural or historic landmarks and significant natural features and trees.*
- g. Probable effect of noise, vibration, smoke, and particulate matter, toxic matter, odor, fire or explosion hazards, or glare upon surrounding properties;*
- h. Conservation of property values;*
  - i. The purpose and intent of this Ordinance;*
  - j. Consistency with the Town's Master Plan;*
  - k. The recommendation of the Historic District Commission when the application concerns property located within the Historic District.*

*7.4.2 The Board of Appeals may impose conditions in granting a special exception for the purpose of mitigating potential adverse effects of the proposed use.*

*7.4.3 After the Board of Appeals has approved a special exception, the special exception so approved shall lapse after the expiration of one year, if no substantial construction or change of use has taken place in accordance with the plans for which a special exception was granted or if the Board does not specify some longer period than one year for good cause shown, and the provisions of these regulations shall thereafter govern.*

*7.4.4 Permits issued under special exception approval may be revoked by the Administrator for failure to comply with the conditions of approval.*

## **INFORMATION FOR CONSIDERATION**

In accordance with Ordinance 09-01 Article III, Section 7.3, public notice was given. The property was posted prior to the hearing. Notification of the Planning Commission and the Historic District Commission was not required as the application does not involve any additions to the building or site, increased demands or supply of on-site parking, or changes to the existing building's exterior.

The application for Special Exception has been provided along with pertinent supporting materials. Staff offers the following observations on the application and site for board consideration.

- a. Site Location & conditions - The applicant's property faces Main St. It has an existing driveway that accesses Main Street and existing parking lot with 10 parking spaces. This is a full-depth lot that abuts South Alley. No driveway connection to the alley currently exists. The BOA has approved other special exceptions at this site for past tenants with other land uses that also required BOA approvals. Past BOA approvals required added onsite parking.
- b. Surrounding area - The properties surrounding this site include the following:
  - a. To the south the site abuts South Alley and the Grange south side of the Alley.
  - b. To the west is 32 W Main Street, the Mother's Rest facility.
  - c. To the north on the other side of Main St is 29, 25 and 23 W. Main Street. 29 and 25 are private residences. 23 W. Main Street is the Town's Messanelle Memorial Park
- c. No new Traffic impacts are anticipated. The proposed hours of operation of the new tenant will not add new impacts during peak traffic hours. The existing site plan provides sufficient on-site parking space on site to meet the requirements of the existing and proposed land uses. According to the LDO, a minimum of 2 onsite parking spaces are required for employees. The owner has stated he will assign 8 of the existing 10 on-site parking spaces to this use.
- d. No new noise, vibration, smoke, or particulate matter, toxic matter, odor, fire, or explosion hazards, or glare upon surrounding properties are anticipated from this use.
- e. The proposed use is consistent with the Town's Master Plan - The stated vision for New Market's Historic District in the adopted Town Master is "a balanced mix of residences and local-serving and regional businesses with a distinctive market niche and historic character." New Market seeks to expand and diversify its tax base both within the historic district and elsewhere to ensure its long-term viability so that it may protect both its historic identity and its independence as a community. They will be the second yoga studio in the historic district. A yoga studio exists at 68 W Main St. A SE for a Fine Arts Education use was approved by the BOA for that site.
- f. The proposed use is consistent with the purpose and intent of LDO Ordinance - The Intent and Purpose of the Residential Merchant district is to "preserve the historic character of areas within the Town of particular historic significance, and to preserve, encourage and strengthen the historically appropriate mixed residential and commercial character of the district, while allowing limited retail and commercial uses which promote and enrich tourism." The Declaration of Public Purpose for the Historic District Overlay is. "The preservation of sites, structures, and districts of historical, archeological, or architectural significance together with their appurtenances and environmental settings is a public purpose in New Market. It is the further purpose of this article to preserve and enhance the quality of life and to safeguard the historical and cultural heritage of New Market by preserving sites, structures, or districts which reflect elements of cultural, social, economic, political, archeological, or architectural history; to strengthen the local economy; to stabilize and improve property values of such sites, structures, or districts; to foster civic beauty; and to promote the preservation and appreciation of such sites, structures, and districts for the education and welfare of the residents of New Market."

*SHOULD THE BOARD FIND THAT THE APPLICATION MEETS THE  
REQUIREMENTS, WE OFFER THE FOLLOWING*

***DRAFT MOTION:***

After considering all the evidence and testimony presented, the Board of Appeals hereby makes the following finding of fact. With the imposition of certain conditions of approval to address onsite parking and hours of operation of the requested Special Exception, the application meets the standards set forth in Article III Section 7.4 of the Land Development Ordinance and will not significantly impact neighboring properties or the surrounding area.

NOW, THEREFORE BE IT RESOLVED, that based upon these findings, the Board of Appeals of New Market, Maryland, hereby grants the request for a special exception to allow the operation of a Fine Arts Education use within the existing main structure at 26 West Main Street, subject to the following conditions:

1. Use Area – 1,500 square feet on the ground floor of the primary structure
2. Capacity- up to 12 employees and class participants on site at a time.
3. Parking – A minimum of 2 onsite parking spaces shall be provided on site for employees. The property owner will assign another 6 on-site parking spaces for use by customers.
4. Permitted Hours of Operation: 6:30 AM to 9:00 PM seven days a week.
5. Music - No amplified outdoor music is permitted onsite without a Town approved Public Event Permit.



Frederick County,  
Maryland

### Property Explorer



2000 Feet  
 5/12/2026  
 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.

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

Search Land Records

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 09 Account Identifier - 244700

**Owner Information**

Owner Name: CRW ONE HOLDINGS LLC      Use: COMMERCIAL  
 Mailing Address: 60 W MAIN ST      Principal Residence: NO  
 NEW MARKET MD 21774-      Deed Reference: /12784/ 00031

**Location & Structure Information**

Premises Address: 26 W MAIN ST      Legal Description: 26,040 SQ FT BLK L  
 NEW MARKET MD 21774-0000      S/S MAIN STREET  
 NEW MARKET

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
079I	0020	3775	10000.11	0000				2025	Plat Ref:

Town: NEW MARKET

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	7,587 SF		25,425 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		RETAIL STORE	/	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:	182,900	192,900		
Improvements	513,900	759,200		
Total:	696,800	952,100	781,900	867,000
Preferential Land:	0	0		

**Transfer Information**

Seller: SHILOH COURT LLC Type: ARMS LENGTH IMPROVED	Date: 01/04/2019 Deed1: /12784/ 00031	Price: \$455,107 Deed2:
Seller: GRACE PROPERTY INVESTMENTS LLC Type: NON-ARMS LENGTH OTHER	Date: 06/22/2011 Deed1: /08409/ 00157	Price: \$0 Deed2:
Seller: CARRIER ENTERPRISES L.L.C. (SEE NOTES) Type: ARMS LENGTH IMPROVED	Date: 06/16/2005 Deed1: /05368/ 00048	Price: \$625,000 Deed2:

**Exemption Information**

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

Special Tax Recapture: None

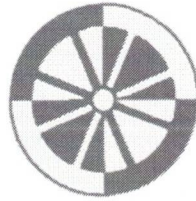
**Homestead Application Information**

Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application      Date:

Town of New Market



1793

Gmail

DATE: April 30, 2026

RE: CASE NO. NM-B-26-02

NOTICE TO APPLICANT

Tobias Gregory via email: [tgregory@crwone.com](mailto:tgregory@crwone.com)  
CRW One Holdings, LLC  
60 W Main Street  
New Market, MD 21774

Megan Horner via email: [meganhorner00@gmail.com](mailto:meganhorner00@gmail.com)  
Jaclyn Kennedy via email: [Jaclynide@gmail.com](mailto:Jaclynide@gmail.com)  
The Wellness Lab

Dear Mr. Gregory, Ms. Horner & Ms. Kennedy:

Your application filed under the New Market Zoning Ordinance relating to the property located at 26 West Main Street, New Market, Maryland, has been scheduled to be heard by the New Market Board of Appeals on **Tuesday, May 19, 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,

/s/

Pat Faux  
Zoning Administrator

**Board of Appeals**

\*\*\*\*\*

Topic: BOA NM-B-26-02  
Time: May 19, 2026, 07:00 PM Eastern Time  
Join Zoom Meeting: <https://us02web.zoom.us/j/81188898452>  
Meeting ID: 811 8889 8452  
One tap mobile: +13017158592,,81188898452# US (Washingtc

# The Town of New Market



## PUBLIC HEARING BOARD OF APPEALS NEW MARKET, MD

The New Market Board of Appeals will conduct a hearing on **Tuesday, May 19, 2026, at 7:00 p.m. VIA ZOOM** to consider the following case:

**NM-B-26-02** – a Special Exception for a boutique fitness and wellness studio located at 26 West Main Street, which is in both the RM zoning district and the Historic District overlay zoning district. The relevant land use category, which includes special exceptions under Article IV, 1.5.35 Fine Arts Education (RM not in the DU). *Instruction and training in the fine arts to include music, dance, theater, the visual arts, and other similar disciplines.*

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](http://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 (240) 910-6222 or email [michelletownofnewmarket@gmail.com](mailto:michelletownofnewmarket@gmail.com)

**Pat Faux  
Zoning Administrator**

NM-B-26-02: [NM-B-26-02 | New Market, MD](#)

**Exhibit No. 5**

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Camden, 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 1 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:  
May. 1, 2026

NOTICE ID: WYid2yzTsJ1XvLfsQa0o  
NOTICE NAME: BOA NM-B-26-02  
Publication Fee: 156.20

Anjana Bhadoriya

(Signed)

VERIFICATION

State of New Jersey  
County of Camden

SHARONN E THOMAS-POPE  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 05/04/2026

SM E. R. Pope

Notary Public  
Notarized remotely online using communication technology via Proof.

PUBLIC HEARING  
BOARD OF APPEALS  
NEW MARKET, MD

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Pat Faux  
Zoning Administrator  
May 01, 2026

# The Frederick News-Post

Receipt

Column Software PBC  
PO Box 208098  
Dallas, TX 75320-8098  
[help.column.us](http://help.column.us)

Paid by  
Town of New Market

Receipt number  
Invoice number 2D0613D8-0049  
Notice ID WYid2yzTsJ1XvLfsQa0o  
Order Number  
Publisher Frederick News-Post  
Date paid May 1, 2026  
Payment method VISA - 9299

Description	Qty	Unit price	Amount
05/01/2026: Other Notice	1	144.20	144.20
Affidavit Fee	1	12.00	12.00

=== Notes ===  
Notice Name: BOA NM-B-26-02

Net Subtotal	\$156.20
Tax	0.00
Amount paid	\$156.20

# The Town of New Market



1793

DATE: April 30, 2026

RE: CASE NO. NM-B-26-02

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## NOTICE TO ADJACENT PROPERTY OWNERS

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An Appeal that applies to the property located at 26 West Main Street, New Market, Maryland, has been filed by the property owner, Tobias Gregory, and applicants, Megan Horner and Jaclyn Kennedy, 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-25-06** – a Special Exception for a boutique fitness and wellness studio located at 26 West Main Street, which is in both the RM zoning district and the Historic District overlay zoning district. The relevant land use category, which includes special exceptions under Article IV, 1.5.35 Fine Arts Education (RM not in the DU). Instruction and training in the fine arts to include music, dance, theater, the visual arts, and other similar disciplines.

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 Tuesday, May 19, 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 (240) 910-6222 or email [michelltownofnewmarket@gmail.com](mailto:michelltownofnewmarket@gmail.com). This is the only application scheduled for this evening.

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  
Zoning Administrator

Exhibit No. 8

## List of Adjacent Property Owners Notified

**Notices were sent on Friday, May 1, 2026, via Certified Mail/Return Receipt:**

- 1) Nancy Vibrans  
21 W Main Street (mailed to: P.O. Box 6, New Market, MD)
- 2) David Neumann & Jessica Neumann  
22 W Main Street
- 3) Joshua Roberts & Jasika Sebkarshad  
25 W Main Street
- 4) Anna Martha Ramburg  
29 W Main Street (mailed to: 36104 Sand Cove Rd, Selbyville, DE)
- 5) A Mother's Rest Charitable Respite Foundation  
32 W Main Street
- 6) Mason Family Joint Revocable Trust Agreement  
38 South Alley (mailed to: 605 Lindbergh Ct, Frederick, MD)

Search Land Records

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: HOMEOWNERS TAX CREDIT

Account Number: District - 09 Account Identifier - 249680

**Owner Information**

Owner Name: VIBRANS NANCY M Use: COMMERCIAL/RESIDENTIAL  
 Principal Residence: YES  
 Mailing Address: 21 W MAIN ST Deed Reference: /07063/ 00002  
 PO BOX 6  
 NEW MARKET MD 21774-

**Location & Structure Information**

Premises Address: 21 W MAIN ST Legal Description: 32.3X330X66X294X33.  
 NEW MARKET 21774-0000 X36 N/S MAIN ST  
 NEW MARKET

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
079I	0020	3856	9020007.11	0000				2025	Plat Ref:

Town: NEW MARKET

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1840	1,708 SF		20,567 SF	

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

**Value Information**

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	150,500	190,500		
Improvements	232,700	279,100		
Total:	383,200	469,600	412,000	440,800
Preferential Land:	0	0		

**Transfer Information**

Seller: MARTIN, JOHN R. & Date: 08/19/2008 Price: \$415,000  
 Type: ARMS LENGTH IMPROVED Deed1: /07063/ 00002 Deed2:

Seller: BERKHOUSEN, KATHERINE M. & GLENN E Date: 01/06/2003 Price: \$299,500  
 Type: NON-ARMS LENGTH OTHER Deed1: /03466/ 00189 Deed2:

Seller: PISCOPO, ARMOND Date: 12/21/2000 Price: \$200,000  
 Type: ARMS LENGTH IMPROVED Deed1: /02794/ 00501 Deed2:

**Exemption Information**

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

Special Tax Recapture: HOMEOWNERS TAX CREDIT

**Homestead Application Information**

Homestead Application Status: Approved 09/19/2017

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: Completed with credit for 2025 Date: 11/08/2025

9589 0710 5270 3120 8761 01

# CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

New Market, MD 21774

Certified Mail Fee	\$5.30
Postage	\$0.78
<b>Total Postage and Fees</b>	<b>\$10.48</b>

0506  
10

Postmark  
Here

05/01/2026

Sent To  
 Street and  
 City, State, New Market, MD 21774

Nancy Vibrans  
P.O. Box 6

Search Land Records

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 09 Account Identifier - 254188

**Owner Information**

Owner Name: NEUMANN DAVID W & NEUMANN JESSICA L  
 Mailing Address: 22 W. MAIN ST. NEW MARKET MD 21774-  
 Use: RESIDENTIAL  
 Principal Residence: YES  
 Deed Reference: /10254/ 00111

**Location & Structure Information**

Premises Address: 22 W MAIN ST NEW MARKET 21774-0000  
 Legal Description: LT 66 X 330 S/S MAIN ST. NEW MARKET

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
079I	0020	3776	9020007.11	0000				2025	Plat Ref:

Town: NEW MARKET

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1800	2,710 SF		21,780 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	BRICK/FRAME	5	2 full		

**Value Information**

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	150,700	190,700		
Improvements	343,300	426,200		
Total:	494,000	616,900	534,967	575,933
Preferential Land:	0	0		

**Transfer Information**

Seller: GROFT PAMELA SHAW Type: ARMS LENGTH IMPROVED	Date: 10/22/2014 Deed1: /10254/ 00111	Price: \$430,000 Deed2:
Seller: SNYDER, PAMELA SHAW Type: NON-ARMS LENGTH OTHER	Date: 12/08/2009 Deed1: /07632/ 00249	Price: \$0 Deed2:
Seller: SHAW, FRANKLIN M. & SHIRLEY Type: NON-ARMS LENGTH OTHER	Date: 06/23/2004 Deed1: /04689/ 00026	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: Approved 04/03/2015

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application

Date:

7022 2410 0001 4682 8146

**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

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	\$
------------------------	----

Sent To	
Street and A	David Neumann
	Jessica Neumann
City, State, ZIP	22 W Main Street
	New Market, MD. 21774

0506  
10

Postmark  
Here

05/01/2026

9589 0710 5270 3120 8753 40

# CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

New Market, MD 21774

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
\$	
<b>Total Postage and Fees</b>	<b>\$10.48</b>
\$	

0506  
10  
Postmark  
Here  
05/01/2026

Sent To  
 Street and Apt. # Joshua Roberts  
 Jasika Sebkarshad  
 25 W Main Street  
 City, State, ZIP+4 New Market, MD. 21774

Search Land Records

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 09 Account Identifier - 250514

**Owner Information**

Owner Name: ROBERTS JOSHUA Use: COMMERCIAL/RESIDENTIAL  
 SEBKARSHAD JASIKA Principal Residence: YES  
 Mailing Address: 25 W MAIN ST Deed Reference: /17633/ 00077  
 NEW MARKET MD 21774-6202

**Location & Structure Information**

Premises Address: 25 W MAIN ST Legal Description: LT 66 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	0020	3857	9020007.11	0000				2025	

Town: NEW MARKET

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1850	3,632 SF		21,780 SF	

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

**Value Information**

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	150,700	190,700		
Improvements	369,300	451,800		
Total:	520,000	642,500	560,833	601,667
Preferential Land:	0	0		

**Transfer Information**

Seller: BERKHOUSEN KATHERINE M Type: ARMS LENGTH IMPROVED	Date: 12/08/2025 Deed1: /17633/ 00077	Price: \$699,000 Deed2:
Seller: BERKHOUSEN GLENN E & KATHERINE M Type: NON-ARMS LENGTH OTHER	Date: 12/03/2018 Deed1: /12735/ 00239	Price: \$0 Deed2:
Seller: BUCKEL, RICHARD & SUSAN W. Type: NON-ARMS LENGTH OTHER	Date: 01/06/2003 Deed1: /03466/ 00192	Price: \$385,000 Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class		
County:	000	07/01/2025	07/01/2026
State:	000	560,833.00	
Municipal:	000	560,833.00	
		560,833.00 0.00	560,833.00 0.00

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:

Search Tax Maps

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 09 Account Identifier - 231498

**Owner Information**

Owner Name: RAMSBURG ANNA MARTHA Use: COMMERCIAL/RESIDENTIAL  
 Principal Residence: NO  
 Mailing Address: 36104 SAND COVE RD Deed Reference: /13470/ 00160  
 SELBYVILLE DE 19975-

**Location & Structure Information**

Premises Address: 29 W MAIN ST Legal Description: LT 53 X 320  
 NEW MARKET 21774-0000 N/S MAIN ST.  
 NEW MARKET

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
079I	0020	3858	10000.11	0000				2025	Plat Ref:

Town: NEW MARKET

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1850	3,758 SF		16,960 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	As of
Land:	175,800	185,800	07/01/2025	07/01/2026
Improvements	189,500	333,100		
Total:	365,300	518,900	416,500	467,700
Preferential Land:	0	0		

**Transfer Information**

Seller: ESTATE OF INGEBOG RAMSBURG	Date: 01/16/2020	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13470/ 00160	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01049/ 00135	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

**Exemption Information**

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

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:

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Selbyville, DE 19975

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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05/01/2026

Sent To  
Street and City, State, Zip  
Anna Martha Ramsburg  
36104 Sand Cove Rd  
Selbyville, DE. 19975

7022 2410 0001 4682 8122

Search Land Records

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 09 Account Identifier - 234640

**Owner Information**

Owner Name: A MOTHERS REST CHARITABLE RESPITE FOUNDATION  
 Mailing Address: 32 W MAIN ST NEW MARKET MD 21774-  
 Use: EXEMPT COMMERCIAL NO  
 Principal Residence: NO  
 Deed Reference: /12638/ 00072

**Location & Structure Information**

Premises Address: 32 W MAIN ST NEW MARKET 21774-0000  
 Legal Description: LT 110 X 205 S/S MAIN ST. NEW MARKET

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
079I	0020	3774	9020007.11	0000				2025	Plat Ref:

Town: NEW MARKET

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1798	4,532 SF		22,550 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	BRICK/ SIDING	5	4 full/ 1 half	1 Attached	

**Value Information**

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	151,200	191,200		
Improvements	537,200	602,100		
Total:	688,400	793,300	723,367	758,333
Preferential Land:	0	0		

**Transfer Information**

Seller: SYKES STEPHEN Type: ARMS LENGTH IMPROVED	Date: 09/26/2018 Deed1: /12638/ 00072	Price: \$650,000 Deed2:
Seller: CONNORS TIM C & SHAWN E Type: NON-ARMS LENGTH OTHER	Date: 03/15/2011 Deed1: /08281/ 00083	Price: \$358,000 Deed2:
Seller: MUSZYNSKI, IRVIN L. JR. & KAREN W. Type: ARMS LENGTH IMPROVED	Date: 12/15/2004 Deed1: /05021/ 00566	Price: \$675,000 Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	790	723,367.00	758,333.00
State:	790	723,367.00	758,333.00
Municipal:	790	723,367.00/758,333.00	723,367.00/758,333.00

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:

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New Market, MD 21774

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\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To  
Street and A .....  
City, State, ZIP+4® .....  
A Mothers Rest Charitable  
Respite Foundation  
32 W Main Street  
New Market, MD. 21774

0506  
10  
Postmark  
Here  
05/01/2026

7022 2410 0001 4682 8115

Search Land Records

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 09 Account Identifier - 237224

**Owner Information**

Owner Name: MASON FAMILY JOINT REVOCABLE TRUST AGMT  
 MASON ROBERT L JR TR  
 Mailing Address: 605 LINDBERGH CT  
 FREDERICK MD 21701-4800  
 Use: COMMERCIAL/RESIDENTIAL  
 Principal Residence: NO  
 Deed Reference: /17363/ 00051

**Location & Structure Information**

Premises Address: 38 SOUTH ALY  
 NEW MARKET 21774-0000  
 Legal Description: LT 125 X 135  
 E/S SIXTH AVE  
 NEW MARKET

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
079I	0020	3783	9020007.11	0000				2025	Plat Ref:

Town: NEW MARKET

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1978	3,024 SF		16,875 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	BRICK/	4	2 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:	147,300	187,300		
Improvements	264,600	357,500		
Total:	411,900	544,800	456,200	500,500
Preferential Land:	0	0		

**Transfer Information**

Seller: MASON CONSTANCE M & Type: NON-ARMS LENGTH OTHER	Date: 05/30/2025 Deed1: /17363/ 00051	Price: \$0 Deed2:
Seller: SANGER EDWARD W & Type: NON-ARMS LENGTH OTHER	Date: 06/18/2014 Deed1: /10091/ 00242	Price: \$0 Deed2:
Seller: SANGER, EDWARD W & MIGNON M Type: NON-ARMS LENGTH OTHER	Date: 06/16/1999 Deed1: /02594/ 00309	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:

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Frederick, MD 21701

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
\$	
<b>Total Postage and Fees</b>	<b>\$10.48</b>
\$	

0506  
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Postmark  
Here

05/01/2026

Sent To  
Street and  
City, State,  
Mason Family Joint Revocable  
Trust Agmt  
605 Lindbergh Ct  
Frederick, MD. 21701-4800

7022 2410 0001 4682 8139

Return this document to: Town of New Market  
40 South Alley | P.O Box 27, New Market, MD 21774 or  
Email to: [michelletownofnewmarket@gmail.com](mailto:michelletownofnewmarket@gmail.com)

**BOARD OF APPEALS  
TOWN OF NEW MARKET**

**Posting Affidavit**

**NAME OF APPLICANT:**

Megan Horner  
26-02 The Wellness Lab Group LLC

**CASE #:** NM-B-

**AFFIDAVIT IN COMPLIANCE WITH NEW MARKET  
ZONING ORDINANCE**

STATE OF MARYLAND, FREDERICK COUNTY, TO WIT:

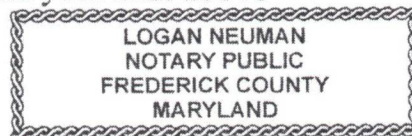
On this 5<sup>th</sup> day of May,  
2026, before me the subscriber, a Notary Public of the State  
and County aforesaid, personally appeared  
Megan Horner, and  
made oath in due form of law as follows:

That I posted at least fifteen (15) days prior to the hearing  
scheduled for Tuesday, May 19, 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

State of Maryland  
County of Frederick

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



Logan Neuman  
Notary Public Logan Neuman  
Commission expires 12/17/28

SEAL

Exhibit No. 10



NM-B-26-02



### Board of Appeals Application

2103 **B**

Petition is hereby made for a Special Exception Use to allow a fitness and wellness studio with accessory on-site child supervision (child watch).

under the Zoning Ordinance, as follows:

Location of property: 26 W Main, New Market, Maryland

Subdivision Downtown New Market Lot N/A Block N/A

Street and number 26 W Main Zoning classification \_\_\_\_\_

Use proposed \_\_\_\_\_

The proposed use is a boutique fitness and wellness studio offering instructor-led classes including Pilates, strength, and hot yoga. The studio will include an accessory, short-duration child supervision service ("child watch") available only to clients while they are attending classes on-site. This service is not a daycare. Parents or guardians remain on the premises at all times, and children are supervised for the duration of a single class (approximately 45-50 minutes). No full-time childcare services, recurring custody, or off-site care will be provided.

Section 1.5.31 (Day Care – referenced for clarification that the proposed use does not meet this definition), and applicable zoning provisions governing fitness, health, or assembly uses.

Zoning Ordinance subsection(s) providing for proposed use: \_\_\_\_\_

Owner of property: Name: CRW One Holdings, LLC.,

Address: 60 W Main Street, New Market, MD 21774

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

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): \_\_\_\_\_

The applicant seeks to clarify that the proposed child supervision service is an accessory use to the primary fitness studio and does not meet the definition of a Day Care use under Section 1.5.31. Children will be supervised only while parents or guardians are actively participating in on-site classes and will remain on the premises at all times. The service is short in duration, non-custodial, and not offered as a standalone or recurring childcare program. The intent is to provide a limited convenience similar to child watch services commonly offered in gyms and fitness facilities, rather than a regulated daycare operation.

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

Signature of Petitioner The Wellness Lab Group LLC  
Megan Horner & Jaclyn Kennedy

Address of Petitioner: 8900 Berwick Place South, Ijamsville, MD 21754

Phone(s): 703-424-6737

Email: meganhorner00@gmail.com

For Office Use Only:

Docket No.:

Map/grid:

Date filed:

# of Copies Received:

Fee Paid: 365.00

Check #: Credit Card payment.

Cash:

2103 **B**

April 24, 2026

To the Town of New Market,

This letter serves to provide the additional information requested by the Town regarding the proposed business operations for The Wellness Lab, located at 26 West Main Street.

**Property and Operational Details**

- **Leased Space:** The facility comprises a total of **1,500 square feet**.
- **Anticipated Launch:** Full operations are expected to commence by late summer.
- **Class Frequency:** Once fully operational, the studio anticipates hosting approximately four classes per weekday and three classes per weekend.

**Proposed Hours of Operation**

Classes will be scheduled within the following windows:

<b>Days</b>	<b>Morning Hours</b>	<b>Evening Hours</b>
<b>Monday – Friday</b>	6:30 AM – 11:00 AM	4:00 PM – 8:00 PM
<b>Saturday – Sunday</b>	8:00 AM – 12:00 PM	N/A

**Financial Acknowledgement**

The Wellness Lab acknowledges that, should the Town’s costs for advertising and application processing exceed the initial **\$365 fee**, we are responsible for and will pay the remaining balance.

Thank you for your time and assistance throughout this application process. Please let us know if you require any further documentation.

Best regards,

**Megan Horner**  
Owner, The Wellness Lab

*Megan Horner*

May 21, 2026

Re: 26 West Main Street

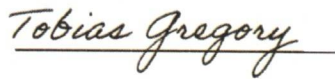
General Store

Hello Pat,

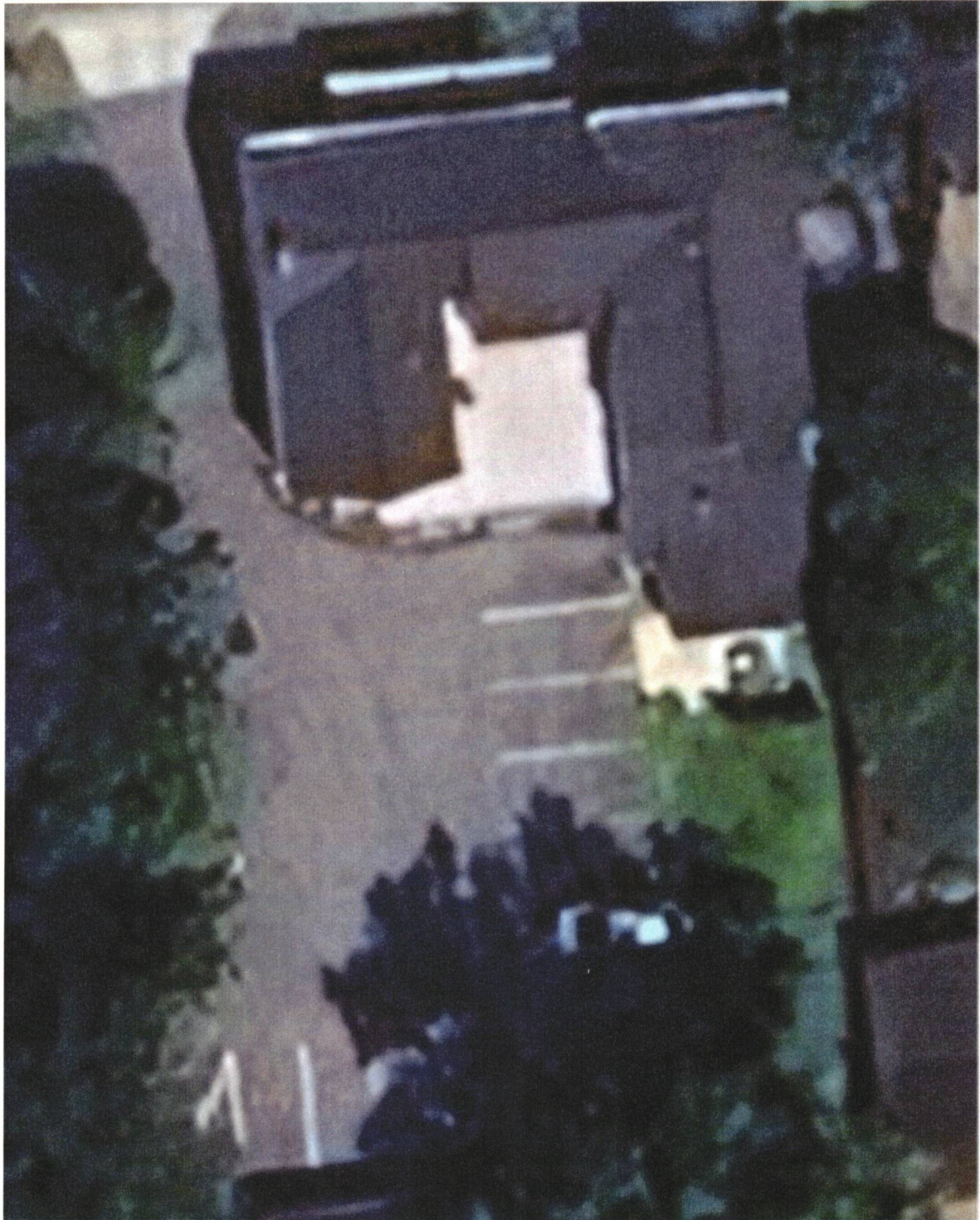
Megan Horner is applying to bring a very exciting business to our downtown New Market community, I fully support the enthusiasm and positive energy this younger generation is bringing new business to boost our economy.

I, Tobias Gregory, agree to designate eight (8) spaces in support of this new venture.

Warm regards,

A handwritten signature in cursive script that reads "Tobias Gregory". The signature is written in black ink and is positioned above a horizontal line.

Tobias Gregory April, 21, 2026





**Frederick Office of Child Care** (sent by amy.chehi@maryland.gov)  
to me ▾

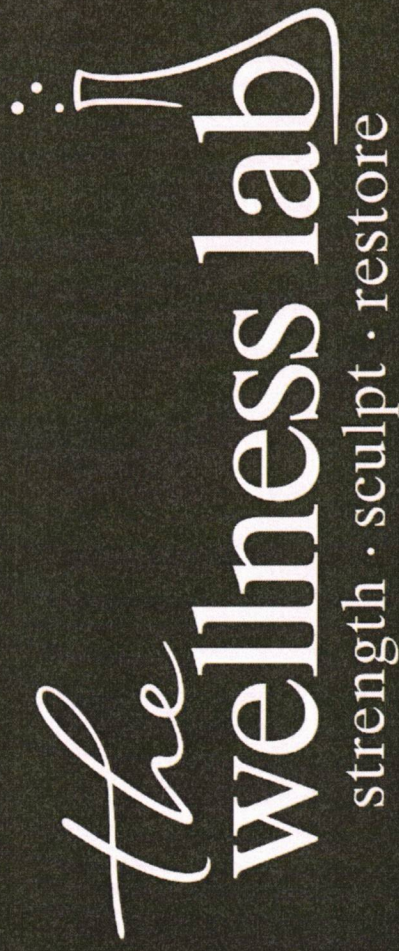
Good Afternoon Megan,

If your local municipality is requiring a letter, please provide them with a copy of those shared regulations from 04/06/26. If a child's parent is on site at all times that facility does not need to be licensed by our office.

...

Tue, Apr 21, 3:34 PM (3 days ago)





Proposed Boutique Fitness & Wellness Studio

26 W Main Street

Prepared for the Town of New Market

# Meet the Founders

Two local women and mothers based in Ijamsville, MD, committed to building a community-centered space that promotes health, wellness, and connection.



# Building the one studio we couldn't find.

Between the two of us, we've tried it all, and juggling multiple memberships simply isn't sustainable. It's expensive, inconsistent, and harder than it should be to establish structure.

We were building careers, raising young kids, and trying to prioritize our health, and nothing truly fit into our lives in a way that felt 'just right'.

We wanted one place that brings everything together. Something thoughtful, refined, and designed to support real consistency.

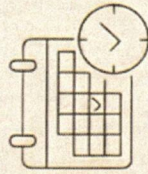
So we're creating it.

Megan & Jackie



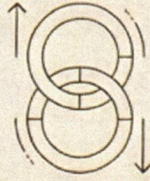
# A New Standard for Consistency

A membership-based fitness studio designed to remove common barriers to a consistent, structured, well-rounded training routine.



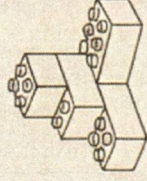
## Dedicated Daily Programming

One expertly designed workout, offered multiple times per day



## Multi-Modality Training

Strength, mobility, and restoration all in one elevated, cohesive experience



## Optional Kids Corner

A thoughtfully designed space offering added flexibility for parents during their workout

# An Intimate, Elevated Wellness Environment

## The Focus

Small-group fitness focusing strictly on Pilates, strength, and yoga.

## The Aesthetic

A calm, intentional, and design-forward studio that elevates the local commercial corridor.

## The Community

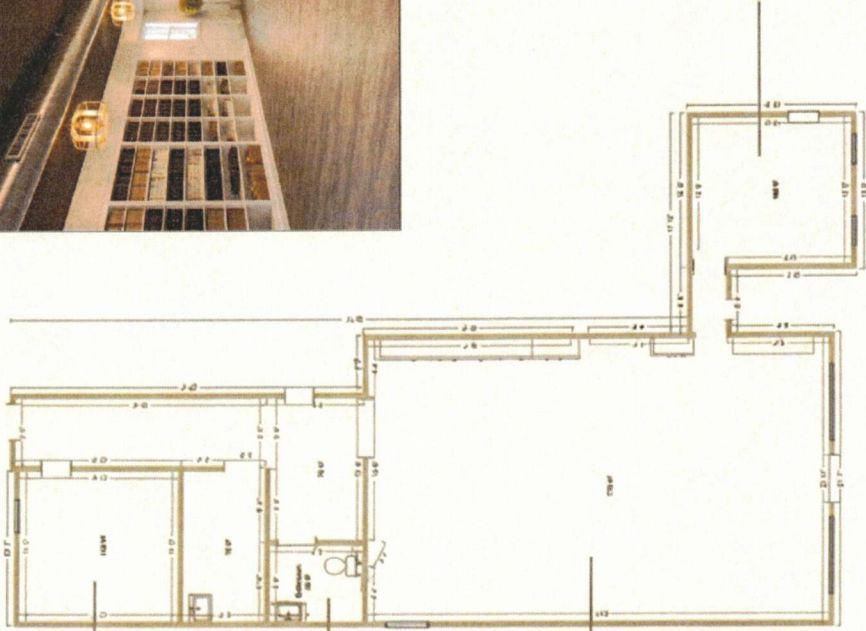
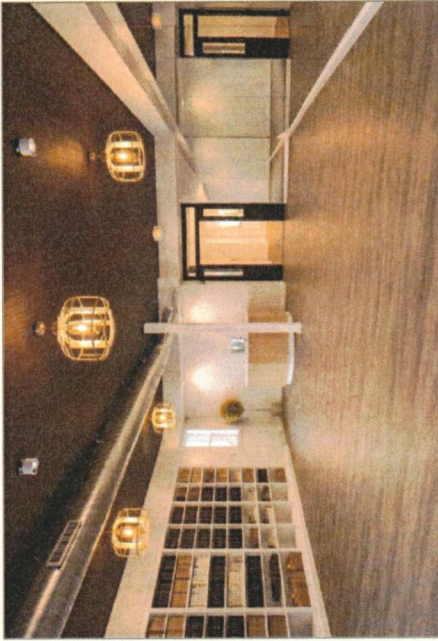
A commitment to local integration, featuring occasional workshops and collaborations with neighboring New Market businesses.

# The Spatial Blueprint

**Private Office**  
Rear 140 sq ft space for administrative use.

**Bathroom**  
38 sq ft facility.

**Main Studio**  
Centralized to accommodate max 10-12 participants comfortably.



## Child Watch Area

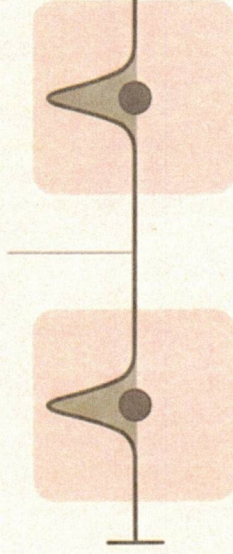
Located at the front right; a small, contained 160 sq ft space ensuring parents remain on-site just steps away.

# Clarifying the Accessory Child Watch Amenity

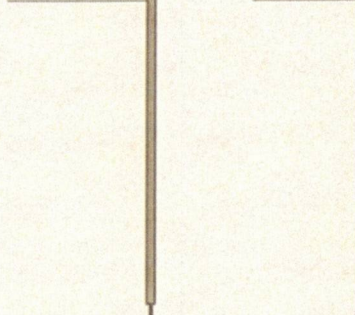
The Wellness Lab	Commercial Daycare
✓ Parent convenience strictly during workouts.	✗ Full-service child supervision and education.
✓ Parents are required to remain on-site at all times.	✗ Off-site, drop-off service permitted.
✓ Strictly capped at the length of a single class (~50 minutes).	✗ Unrestricted or all-day custodial care.
✓ Hard cap of 5 children maximum (typically fewer).	✗ High-volume, multi-room capacity.

# Predictable, Low-Frequency Daily Rhythms

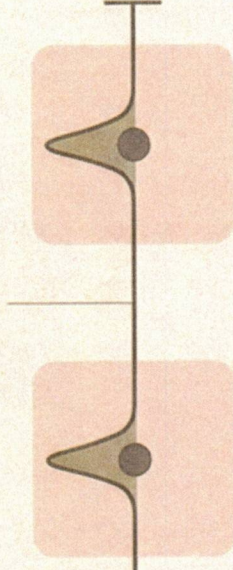
**Morning Rhythm:** 2 distinct classes with generous buffer zones for turnover.



**Mid-Day to Afternoon:** Zero Studio Activity.

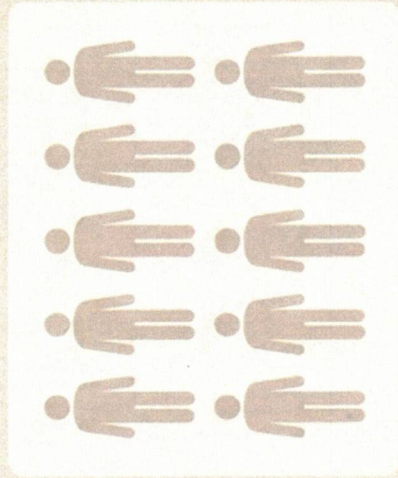


**Evening Rhythm:** 2 early evening classes. No late-night operations.

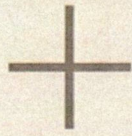


A staggered class model minimizes disruption to traffic and parking by allowing sufficient time for attendees to arrive and depart between classes.

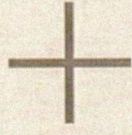
# Strict Occupancy Controls Guarantee an Intimate Scale



8-10 Participants  
(Maximum per class)



1 Lead Instructor



1 Child Watch  
Staff Member

Total Operational Maximum = ~10-12 individuals on the premises at any given time.

# Proposed Parking Strategy: Street Parking & Dedicated Rear Lot Spaces

Strict Capacity Limit.  
(Maximum of 12 individuals total on-site).



Staggered Scheduling.  
(Mandatory time buffers between classes actively eliminate vehicle overlap).



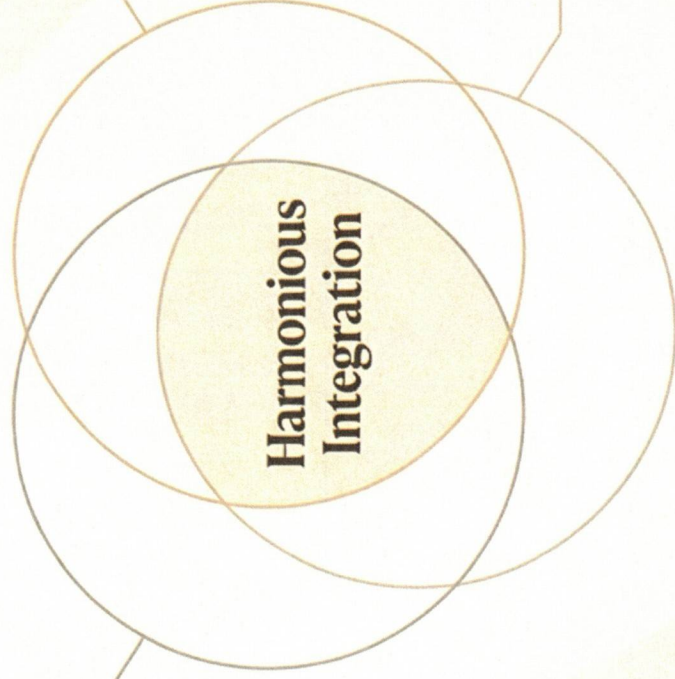
8 Dedicated Spaces.  
(On-site demand remains comfortably within the footprint of the 8 dedicated parking spaces).

The combined operational controls systematically prevent parking congestion.

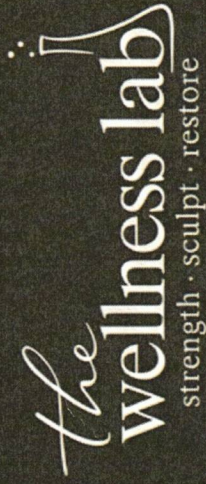
# A Seamless Fit for 26 W Main St

**Low Traffic.**  
Controlled class sizes and staggered schedules prevent congestion.

**Low Noise.**  
Contained interior activities with no late-night hours.



**Community Aligned.**  
A low-impact commercial use that fosters local wellness and supports neighboring businesses.



Thank you for your time and consideration.

We look forward to growing alongside the Town of New Market.

Megan and Jackie | Founders, The Wellness Lab