

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:

Days	Morning Hours	Evening Hours
Monday – Friday	6:30 AM – 11:00 AM	4:00 PM – 8:00 PM
Saturday – Sunday	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

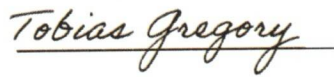
General Store

Hello Pat,

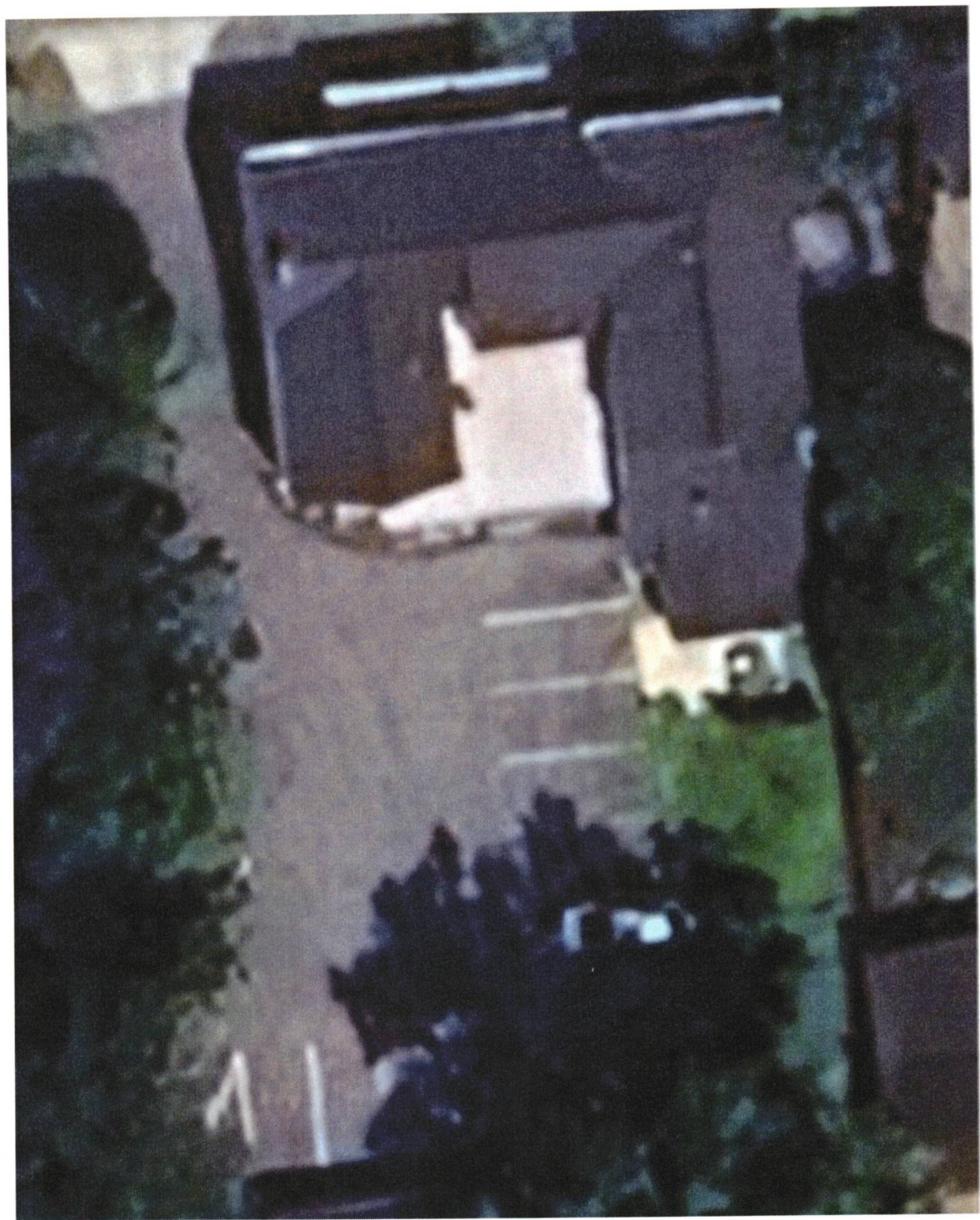
Megan Horner is applying to bring a very exciting business to our downtown New Market community, I fully support the enthusiasm and positive energy this younger generation is bringing new business to boost our economy.

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 ▾

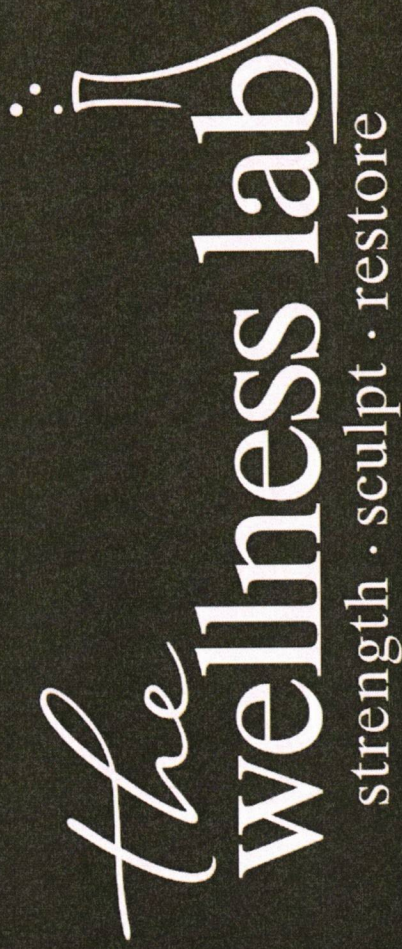
Tue, Apr 21, 3:34 PM (3 days ago)



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.

...



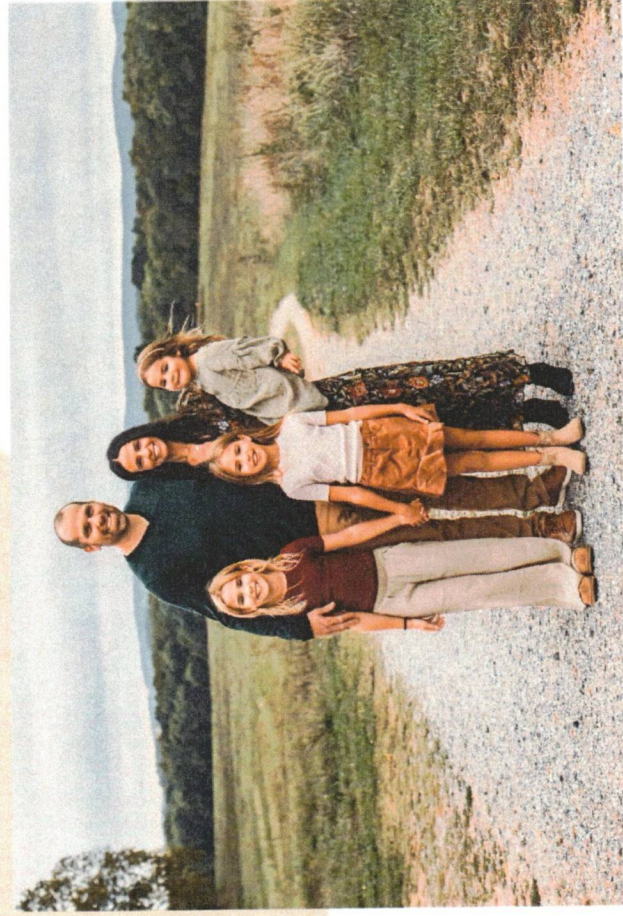
Proposed Boutique Fitness & Wellness Studio

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.

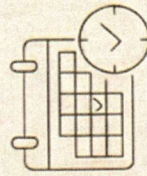
So we're creating it.

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.



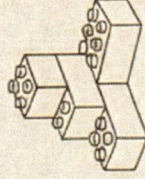
Dedicated Daily Programming

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.

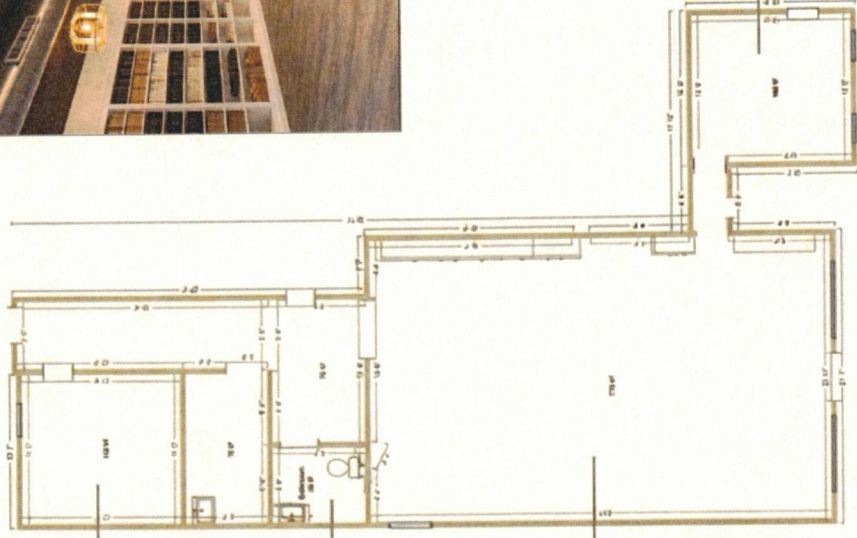
The Spatial Blueprint

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

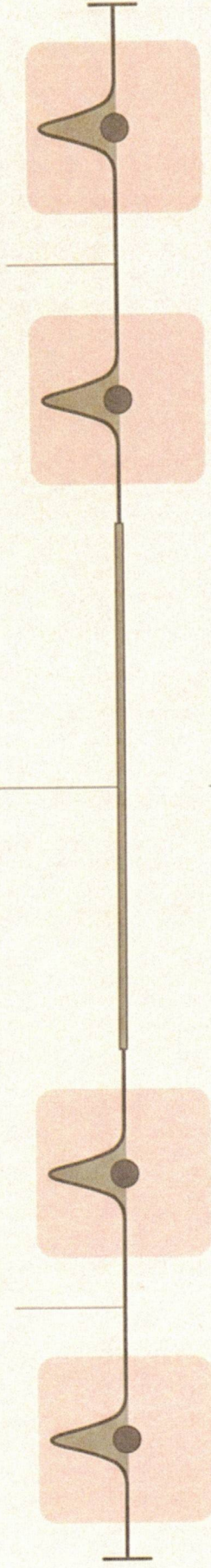
The Wellness Lab	Commercial Daycare
✓ Parent convenience strictly during workouts.	✗ Full-service child supervision and education.
✓ Parents are required to remain on-site at all times.	✗ Off-site, drop-off service permitted.
✓ Strictly capped at the length of a single class (~50 minutes).	✗ Unrestricted 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.

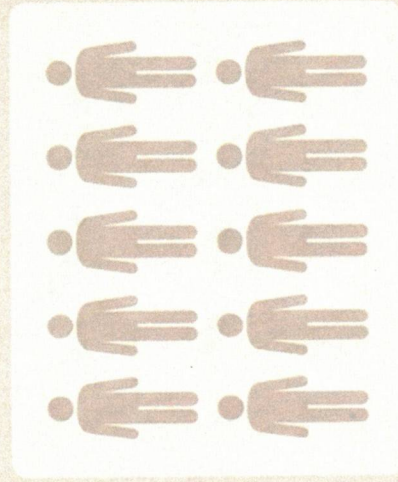
Mid-Day to Afternoon: Zero Studio Activity.

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

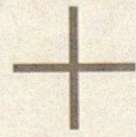


A staggered class model minimizes disruption to traffic and parking by allowing sufficient time for attendees to arrive and depart between classes.

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).

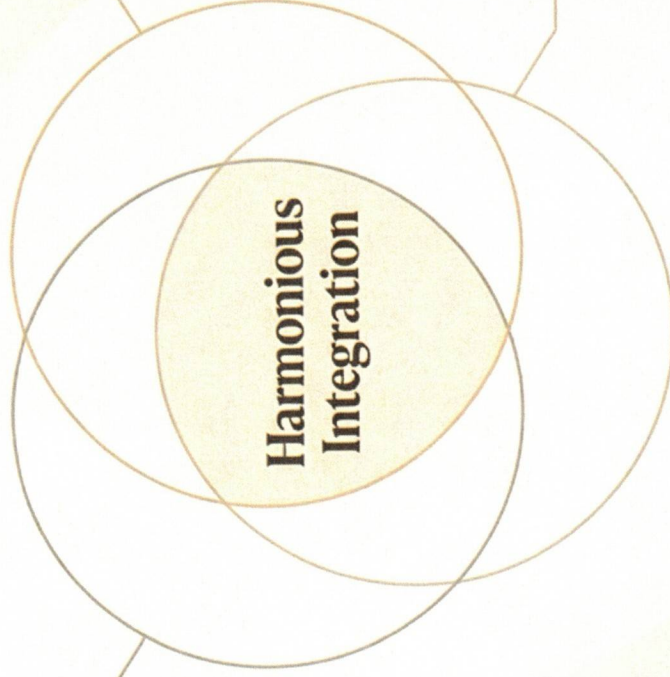


The combined operational controls systematically prevent parking congestion.

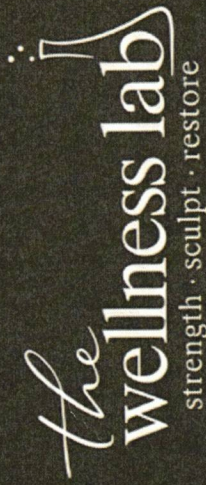
A Seamless Fit for 26 W Main St

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