



# THE CITY OF BRUNSWICK MARYLAND

1 WEST POTOMAC STREET · BRUNSWICK, MARYLAND 21716 · (301) 834-7500

## **Brunswick Board of Appeals Minutes June 22, 2023 Corrected**

**Commission Members Present:** Vice-Chair Steve White, Secretary Walter Stull, and Alternate Eric Ahalt were present. Chair Gary Williams absent.

**City Attorney:** Not present.

**Staff Present:**

The Planning Director Bruce Dell and Principal Planners Heather Gottke & Brittany Crosten were present.

**Chair:** Vice Chair Steve White acted as chair and called the meeting to order at 6:00 p.m.

**Minutes:**

The minutes for the October 27, 2022, meeting were reviewed and approved by motion from Mr. Stull and a second by Mr. Ahalt. The motion was approved 3-0-1.

**Old Business:** None

**New Business:**

BR-BOA-23-01-SE 401 - 403 East Potomac Street, Adaptive Re-use and Multifamily in the R-1 Zone

Mr. Dell presented a brief history and overview of the newly adopted Ordinance 592 which permits adaptive re-use of existing non-residential structures in R-1 zoning district, to allow uses permitted the R-1 & R-2 zoning districts by right with a special exception approval. That Ordinance became effective on June 1, 2023.

Heather Gottke then presented the staff report. Staff report included identification of the property, brief history, proposed use, parking, recommendation, findings, and proposed conditions. Board members did not have any questions at that time.

The Applicants Ozzy Deniz & Sandesh Gowda were then invited to the podium and sworn in for testimony. Applicants presented briefly to the BOA and the public. They also answered questions from Board members regarding parking, the construction timeline, number of units and findings of the building's existing condition.

**Public Comment:**

Chris Christakis – 409 East Potomac Street  
Joy Christakis – 409 East Potomac Street  
Amilynn Adams – 1169 Potomac View Parkway  
Chris Worth – 21 East B Street (on behalf of 405 & 407 East Potomac Street)  
Anthony Fletcher – 8 Third Avenue  
Kathy Valdes – 21 East B Street  
All spoke against the application.

**Response and Discussion:**

The applicant was then invited back to the podium to address concerns raised by public comment. In doing so the applicant decided to remove the commercial component of the application as they do not have a user. If that component were to be added in the future it would require another hearing in front of the Board of Appeals.

Board Members then engaged in additional questions with the applicant and staff. They also discussed potential motions and views for and against the motions.

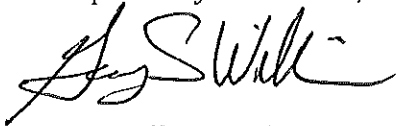
**Decision:**

Mr. Ahalt made a motion to continue the Special Exception for a Multifamily in the R-1 Zone for 30 days. Mr. Stull provided the 2nd and the motion carried 2-1-1 – with Mr. White voting against the motion.

**Adjournment:**

Being no other business, Mr. White moved to adjourn.

Respectfully submitted,



Gary Williams, Chair  
Brunswick Board of Appeals