



THE
CITY OF BRUNSWICK
MARYLAND

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

**Brunswick Board of Appeals
Minutes
July 27, 2023**

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

City Attorney: Not present.

Staff Present:

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

Chair: Gary Williams called the meeting to order at 6:00 p.m.

Minutes:

The minutes for the June 22, 2023, meeting were reviewed, one correction was noted. by motion from Mr. White and a second by Mr. Stull. The motion was approved 3-0-0.

Board Matters:

Chairman Gary Williams announced at the beginning of the hearing agenda that he has reviewed the record and will be participating and voting on the continued case. He offered on the record the opportunity for the applicant and any witnesses (for or against) to object and state the reason for their objection. There were no objections.

City Administrator Julie Martorana then spoke on the record to clarify the role and process of the Board of Appeals including appropriate and customary conduct for swearing in, public comment and discourse during the hearing.

The Chair then confirmed that all in attendance who wished to provide public comment had an opportunity to sign the sign in sheet. All persons who were to provide testimony and comments were then sworn in.

Old 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.

The Applicants Ozzy Deniz & Sandesh Gowda were then invited to the podium. 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:

Letter from Chris Worth in opposition to the project see attachment A and email from Amilynn Adams that she agreed with issues raised in attachment A.

Email from Richard Foot in support of the project see attachment B.

Speaking in opposition during the hearing:

Scott McLean 309 East Potomac Street. – regarding density, flood issues

Joy Christakis – 409 East Potomac Street – regarding density, privacy, master plan conformance

Kathy Valdes – 21 East B Street -regarding density, staff interpretation of master plan, master plan conformance and privacy

Anthony Fletcher – 8 Third Avenue – regarding parking, light pollution, traffic pattern and density

Response and Discussion:

The applicant was then invited back to the podium for rebuttal.

Board members encouraged the applicant to keep an open dialogue with the neighbors during the planning commission and building phases.

Decision:

Mr. White made a motion to approve the Special Exception for a Multifamily in the R-1 Zone based on findings of fact and subject to 4 conditions. Mr. Stull provided the 2nd and the motion carried 3-0-0.

The Planning Director added that a Board Meeting will be scheduled next month to adopt resolution of these findings.

New Business:

None for this meeting - Next month's meeting will include update and resigning of the Board of Appeals Bylaws for the City of Brunswick.

Adjournment:

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

Respectfully submitted,



Gary Williams, Chair
Brunswick Board of Appeals