



THE
CITY OF BRUNSWICK
MARYLAND

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

THE BOARD OF APPEALS OF THE CITY OF BRUNSWICK
RESOLUTION AND FINDINGS OF FACT
NO. BR-BOA-25-01-SE

WHEREAS, pursuant to Article 24 of the Code of Ordinances of the City of Brunswick, as amended (the "Zoning Ordinance"), the Board of Appeals of the City of Brunswick (the "Board") is authorized to hear and decide appeals and requests for special exceptions under the Zoning Ordinance; and

WHEREAS, a full, complete and proper application was filed and all required fees paid to the Board by Rivertown Overlook LLC (the "Applicant") pursuant to Article 24 of the Zoning Ordinance and the Bylaws and Procedures of the Board (the "Bylaws") requesting a special exceptions for use of the principal structure and property in case number BR-BOA-25-01 SE (the "Application"); and

WHEREAS, the Application requested a special exception for a multifamily dwelling unit within the principal structure (the "Building") located on the corner of 3 East A Street and the adjoining parking lots (the "Site") that is zoned R-1 Low Density Residential under the Zoning Ordinance; and

WHEREAS, the use is listed as permitted use by Special Exception approved by the Board of Appeals in the R-1 District under Section 11.4.B of the Zoning Ordinance; and

WHEREAS, the Board of Appeals may impose conditions on the use if warranted; and

WHEREAS, a public hearing on the Application was held on March 27, 2025, and having been duly advertised and required notices sent in accordance with the Zoning Ordinance and the Bylaws; and

WHEREAS, at the public hearing the Applicant, having been duly sworn, offered verbal and written testimony to the Board in support of the Application on each of the required findings of fact set forth in Sections 11.4.B of the Zoning Ordinance and the Board received, reviewed and accepted into evidence for the record testimony and a staff analysis and report on the Application presented by Zoning Administrator; and

WHEREAS, the Board provided Applicant, and all interested parties present the opportunity to cross-examine the Zoning Administrator and all witnesses as required by the Bylaws.

NOW THEREFORE, after due consideration of all the evidence and testimony presented at the public hearings on the Application, the Application itself, and having inspected the Site, the Board hereby makes the following findings of fact with regard to the Application:

1. The Site is zoned R-1 Low Density Residential

2. The Brunswick Master Plan adopted and effective February 2, 2024 (the "Master Plan") designates the Site as "R-1 Low Density Residential" where the establishment of a variety of housing types is encouraged.
3. The site is bordered by GC and R-1 uses that are compatible with the use proposed by the Special Exception.
4. The Building on the Site was constructed prior to the adoption of the Zoning Ordinance and was occupied by an established use: and
5. Multifamily is an allowed use with Special Exception approval by the Board of Appeals in the R-1 District for non-residential structures.
6. The Special Exception is in harmony with the purpose and intent of the Master Plan because it will promote economic vitality in the local community and will be in one existing principal structure in the R-1 District and will allow the immediate reuse of a vacant non-residential building.
7. The nature and intensity of the operations involved in or conducted in connection with the use proposed by the Special Exception and the size of the Site in relation to the use proposed by the Special Exception is such that the use proposed by the Special Exception will be in harmony with the appropriate and orderly development of the neighborhood in which it is located because the proposed uses will be primarily contained indoors and will create additional housing stock.
8. Operations in connection with the Special Exception will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics, than would be the operations of any permitted use not requiring Special Exception approval because the uses proposed by the Special Exception will mainly involve less intense activity than the Sunday Service of the church did.
9. Based on the testimony presented, the plans provided by the Applicant in support of the Application and the Board's viewing of the Site, the parking areas on the Site will comply with the off-street regulations of the Zoning Ordinance
10. The street system providing access to the use proposed by the Special Exception, East A Street and West B Street are adequate to serve the Site for the intended uses under the Special Exception because the street meets or exceeds City design standards.

NOW THEREFORE BE IT RESOLVED, that based on the foregoing findings of fact, the Board of Appeals of the City of Brunswick, grants the Special Exceptions requested by the Applicant in the Application, subject to the following conditions:

1. The Applicant is bound by their testimony to include the exhibits and documents distributed to the Board at the March 27, 2025, Board of Appeals hearing including the maximum of 9 2 bedroom units and associated parking.
2. The uses proposed by the Special Exception are subject to and shall comply with all State, County and City Development processes, codes, permits and inspections.
3. The applicant is bound to not install balconies as shown on the exhibit and maintain the façade of the original building to the best of their ability.
4. The applicant is obligated to preserve the stained glass and to identify a suitable use for it.

Said action granting the Special Exceptions requested by the Applicant in the Application was unanimously approved and adopted by the Board of Appeals on March 27, 2025, upon motion by Mr. White, seconded by Mr. Ahalt.

Approved and adopted by the Board of Appeals on this 24th day of April 2025.

Gary Williams, Chairman

Steve White, Vice Chairman



Jerry Bohanno



Eric Ahalt