



THE  
CITY OF BRUNSWICK  
MARYLAND

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

**Board of Zoning Appeals**

**Agenda**

**March 27, 2025**

**6:00 PM**

**1. Minutes: August 29, 2024**

**Approval**

**3. Chair: Gary Williams**

**4. Old Business: None**

**5. New Business: BR-BOA-25-01-SE – 3 East A Street, Brunswick MD 21716, Applicant Rivertown Overlook LLC.**

**Section of Ordinance Applied: Article 11.4-B (Special Exception)**

Request for Special Exception to allow adaptive reuse in a non-residential building in the R-1 Zone – Multifamily Residential, 9 units. Previously used as House of Worship. (SDAT 25-482530, Parcel 1080).

**Vote Anticipated**

**6. Board Matters:**

**7. Adjournment**

This meeting will be held at City Hall. The meeting will be broadcast live through [www.brunswickmd.gov](http://www.brunswickmd.gov) and Comcast Ch. 99. If you would like to speak during public comment, you are welcome to attend. You may also provide public comment by emailing:

[boardofappeals@brunswickmd.gov](mailto:boardofappeals@brunswickmd.gov)

Please submit no later than 12 p.m. the day of the meeting to be included in the record.



# THE CITY OF BRUNSWICK MARYLAND

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

## **Board of Appeals Page**

**2 of 2**

**Notes Cont.**

### **NOTES:**

New cases will not be started after 10:30 PM unless approved by the Board. Any unfinished items will be heard in order at 6:00 PM on a date determined by the Board.

Applicant presentations will be limited to twenty (20) minutes. Public comments will be limited to four (4) minutes for individuals and ten (10) minutes for bonafide organizations. The Chair may extend these times upon good cause shown. Written comments will be accepted prior to and at the hearing. Any person desiring a stenographic transcript shall be responsible for supplying a competent stenographer.

Applicants, Applicant's Representatives and Citizens; Please be prepared to speak within the time allotted by the Board of Appeals for the Agenda Item which you will be testifying on. All speakers will be asked to address the Board of Appeals from the podium when called upon.

Anyone presenting material (photographs, letters, graphs, charts, etc.) to the Board of Appeals at a meeting should provide a minimum of ten (10) copies for distribution to the members and staff.

Agenda Items will be reviewed in succession and it is the responsibility of the applicant and other persons of record to be prepared to discuss their agenda item during the respective session.

If Needed the Board will meet in Closed Session prior to the regular meeting to consult with the Board Counsel and selected Staff.



# THE CITY OF BRUNSWICK MARYLAND

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

## **Brunswick Board of Appeals Minutes August 29, 2024**

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

**City Attorney:** Not present.

**Staff Present:**

The Planning Director Bruce Dell, Deputy Director Eric Martin and Principal Planner Heather Gottke were present.

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

**Minutes:**

The minutes for the July 25, 2024, meeting were reviewed and approved by motion from Mr. Stull and a second by Mr. Williams. The motion carried 2-0.

**Old Business:**

**A. Reading and Signature of Resolution: BR-BOA-24-01-SE – 115 First Avenue, Brunswick MD, Kathleen Campos - Section of Ordinance Applied: Article 11.4-B (Special Exception)**

Mr. Williams entered into the record the resolution of approval with conditions. Mr. Stull provided the motion to approve, and Mr. Williams provided the second. The motion carried 2-0.

**Public Comment:** None

**Board Matters:** Staff are still working on by-laws and expect to have them into legal for review soon. Mr. Stull's term is over in September. Willimas, Chair, Bruce Dell Planning Director and Julie Martorano City Administrator all expressed their gratitude and respects to Mr. Stull for his service and dedication to the City.

**Adjournment:**

Being no other business, the Chair called to adjourn.

Respectfully submitted,

Gary Williams, Chair  
Brunswick Board of Appeals



# CITY OF BRUNSWICK

1 W. Potomac Street · Brunswick, Maryland 21716 · (301) 894-7500

## BOARD OF APPEALS Special Exception Application

Application Date: \_\_\_\_\_ Date of Next BOA Hearing: \_\_\_\_\_ Docket No.: \_\_\_\_\_

Name of Property Owner: Rivertown Overlook LLC

Name of Applicant: Rivertown Overlook LLC

Applicant's present legal interest in property:

Owner \_\_\_\_\_ Contract Purchaser  
 Lessee \_\_\_\_\_ Contract Lessee  
 Other \_\_\_\_\_

Subdivision: 0000 Date: 1/28/2025

Location of Property: N of E A St, N of Maple Ave.  
N S E W Side of Road, N S E W Side of Nearest Intersecting Road)

Property Address: 3 E A St

Tax Map No.: 101A Parcel No.: 1080 Lot No.: \_\_\_\_\_

Dimensions of Lot: 220'x70' & 152'x53' approx Total Sq. Footage: 23,000 Sq Ft

Zoning District: R1

Ordinance Section and Subsection (if any) permitting the special exception:

Code 11.4 Special Exception (Ordinance #592, 6/1/23)

Description of proposed special exception use: Building previously Owned by First Baptist Church and operated as a Worship House.

Propose change of use to multi-family residential dwelling comprised of nine (9) units complying to all codes and requirements.

Previous BOA Case Number (if applicable): \_\_\_\_\_

I hereby affirm that all of the statements and information contained herein or filed with this appeal is true and correct.

Signature of Applicant: \_\_\_\_\_

Address of Applicant: 18000 Georgia Ave., Olney MD 20832

Phone Number: (H) 410 852 4131 (W) \_\_\_\_\_

KUNAL C PATEL  
NOTARY PUBLIC  
HOWARD COUNTY  
MARYLAND

MY COMMISSION EXPIRES JUNE 20, 2026

Sworn to and subscribed before me this 3 day of February, 2025

My commission expires: June 20, 2025 Signature: \_\_\_\_\_



# THE CITY OF BRUNSWICK MARYLAND

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

## Board of Appeals Staff Report

**Case No.** BR-BOA-25-01-SE

**Hearing Date:** Thursday, March 27, 2025

**Applicant:** Rivertown Overlook LLC  
18000 Georgia Avenue  
Olney MD 20831

**Proposal:** Special Exception for adaptive reuse of a Non-residential structure in the R-1 Zone. The proposed use is multifamily apartments as permitted by the R-2 Zone

**Location:** Property located at 3 East A Street, Brunswick MD and an associated property identified as SDAT 25-482557 (parking lot).

**Zoning District:** R-1 Low Density Residential District

**Comp. Plan Land Use Designation:** Commercial / Medium Density Residential

**Section of Ordinance Applied:** Article 11.4-B (Special Exception)

**Property:** The subject property is located at 3 East A Street in Brunswick Maryland. That lot (lot 9 parcel 1080) consists of 10,000 square feet and is zoned R-1. The lot is currently improved with one structure. The footprint of the existing building is approximately 3,015 square feet. The building was built in the 1900's and has been used as a house of worship (church) until recent years. The rear of lot 9 is an asphalt parking area. That parking area encroaches onto lot 8 at the rear of the property.

Lot 8, which is also owned by the applicant, is improved with a 2-story brick building in the front of the lot. This was formally used as the parsonage. The front area of the lot is zoned General Commercial, the rear area of the lot is zoned R-1. This is known as split zoning. Lot 8 is not part of the Special Exception application. The applicant will retain the parking area and the structure in the front as is.

The applicants have also purchased a separate lot that has been associated with the church for decades. This property is known as 0 Petersville Rd, SDAT 25-482557. The lot consists of 7,013 square feet and is zoned R-1 in its entirety.

This lot is part of the Special Exception request as the applicant intends to keep parking on the lot to serve the residents of the apartments as well as other community members.

**Proposed Use:**

The proposed use is to renovate the existing building into apartments. The current proposal is for a maximum of 9 units. The proposed units are 6@600 square feet and 3@900 square feet. The average minimum unit size is 500 square feet. Units will be established on the basement, first and second floor.

**Parking:**

Per Article 23.1.A.3 of the Zoning ordinance, multi-family dwellings are required to provide off-street parking spaces 2 per 1-bedroom unit and 2.5 spaces per 2-bedroom unit for new construction projects. Nine (9) 2-bedroom units are proposed therefore the Zoning Code requires 22.5 Spaces.

The applicant has provided 19 spaces on-site and in the existing area on lot 8 (this includes 2 designated as Handicap spaces). 8 spaces in the lot known as 0 Petersville Road.

Therefore, the parking requirement as proposed has been met with a total of 27 off-street parking spaces proposed.

**Comprehensive Plan:**

This use is consistent and even desired with our current comprehensive plan. Adaptive re-use as proposed is consistent with the Zoning Ordinance and will help prevent further deterioration of the existing structure and is less objectionable than other non-residential uses allowed by right in the R-1 or R-2 district.

Additionally, the split zoning on lot 8 is no longer acceptable practice. Staff has recommended that these 3 lots (1 & 3 East A Street and the lot known as 0 Petersville) be re-zoned to B3 "Business Transitional with the adoption of the future Zoning Re-Write. The B-3 zoning would provide an appropriate transition/ buffer from the existing GC properties in relation to the R-1 neighborhood to the north and east.

One of the direct initiatives of the City's Comprehensive Master Plan is to make the City more livable and connected. This project is inside a destination area as mapped by the Comprehensive plan. The property is 0.1 mile from the train station and base of the downtown.

The project also helps the city comply with Maryland House Bill 538 (housing expansion and affordability). While these units are to be market rate rentals, it will help increase housing supply as mandated by the bill.

**Section 11.4.B – Zoning Ordinance**

The following buildings/structures and uses are permitted in the R-1 District with Board of Appeals approval only. Conditions of approval may be imposed by the Board of Appeals

- Non-residential structures, provided that the adaptive reuse or mix of uses is similar to that of the previous use occupied in the existing non-residential structure, or similar in nature to other primary or ancillary uses allowed within the R-1 or R-2 zoning districts.

Staff finds that renovation of this currently vacant structure into multi-family residences would be a benefit to the community by allowing an adaptive re-use of the structure for a use allowed by right in the R-2 zoning district. The granting of a Special Exception requires the Board to consider the relation of the proposed use to the existing and future development patterns.

### **Powers of the Board**

To hear and grant or deny special exceptions as allowed by the terms of this Ordinance provided that:

**24.C.1** An application for a special exception may be made only by persons with a financial, contractual, or proprietary interest in the property for which a special exception is requested.

**24.C.2** A grant of a special exception is basically a matter of development policy, rather than an appeal based on administrative error or on hardship in a particular case. The Board of Appeals should consider the relation of the proposed use to the existing and future development patterns. A Special Exception shall be granted when the Board finds that:

#### **24.C.2**

- a) The proposed use is consistent with the purpose and intent of the Master Plan and of this chapter;
- b) The nature and intensity of the operations involved in or conducted in connection with it and the size of the site in relation to it are such that the proposed use will be in harmony with the appropriate and orderly development of the neighborhood in which it is located;
- c) Operations in connection with the requested 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 a special exception approval;
- d) Parking areas will comply with the off-street parking regulations of the Zoning Ordinance and will be screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety; and
- e) The road system providing access to the proposed use is adequate to serve the site for the intended use because

**Objective Findings and Conditions:**

1. The proposed use is in harmony with the purpose and intent of the Master Plan and Article 11.4.B of the City of Brunswick Zoning Ordinance.
2. The nature and intensity of the operations involved in or conducted in connection with it and the size of the site in relation to it are such that the proposed use will be in harmony with the appropriate and orderly development of the neighborhood in which it is located with the adaptive reuse of an existing building.
3. Operations in connection with any Special Exception use will not be more objectionable to nearby properties by reason of noise, fumes, vibration, or other characteristics, than would be the operations of other permitted uses not requiring Special Exception approval.
4. Parking areas will comply with the off-street regulations Article 23.A of the Zoning Ordinance, with 27 spaces provided off-street & 2 on street spaces.
5. The street system providing access to the proposed use is adequate to serve the site for the intended use.
6. Applicants must comply with all City of Brunswick site plan requirements and agency comments.
7. Applicants must apply for City of Brunswick Zoning Certificate.
8. Applicants must apply for all applicable agency permits from Frederick County.

**Action Needed:**

1. Conduct Public Hearing and address objective findings.
2. Decision on the Special Exception as requested.





Real Property Data Search ( )  
 Search Result for FREDERICK COUNTY

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

**Special Tax Recapture:** None

**Account Number:** District - 25 **Account Identifier -** 482557

**Owner Information**

**Owner Name:** RIVERTOWN OVERLOOK LLC **Use:** RESIDENTIAL  
**Principal Residence:** NO  
**Mailing Address:** 18000 GEORGIA AVE **Deed Reference:** /17192/ 00133  
 OLNEY MD 20832-

**Location & Structure Information**

**Premises Address:** PETERSVILLE RD **Legal Description:** LT 0.161 ACRES +PARK  
 0-0000 S/S PETERSVILLE RD.  
 BRUNSWICK

**Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:**  
 101A 3 1085 25010005.11 0000 2025 **Plat Ref:**

**Town:** BRUNSWICK

**Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use**  
 7,013 SF

**Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements**  
 /

**Value Information**

	Base Value	Value		
		As of 01/01/2025	As of 07/01/2024	As of 07/01/2025
<b>Land:</b>	77,400	96,500		
<b>Improvements</b>	0	0		
<b>Total:</b>	77,400	96,500	77,400	83,767
<b>Preferential Land:</b>	0	0		

**Transfer Information**

**Seller:** TRUST FIRST BAPTIST CHURCH **Date:** 01/17/2025 **Price:** \$500,000  
 AT BRUNSWICK  
**Type:** ARMS LENGTH MULTIPLE **Deed1:** /17192/ 00133 **Deed2:**

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**Seller:** **Date:** **Price:** \$0  
**Type:** **Deed1:** /00783/ 00586 **Deed2:**

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**Seller:** **Date:** **Price:**  
**Type:** **Deed1:** **Deed2:**

**Exemption Information**

Partial Exempt Assessments: Class	07/01/2024	07/01/2025
<b>County:</b> 000	77,400.00	
<b>State:</b> 000	77,400.00	
<b>Municipal:</b> 000	77,400.00 0.00	77,400.00 0.00

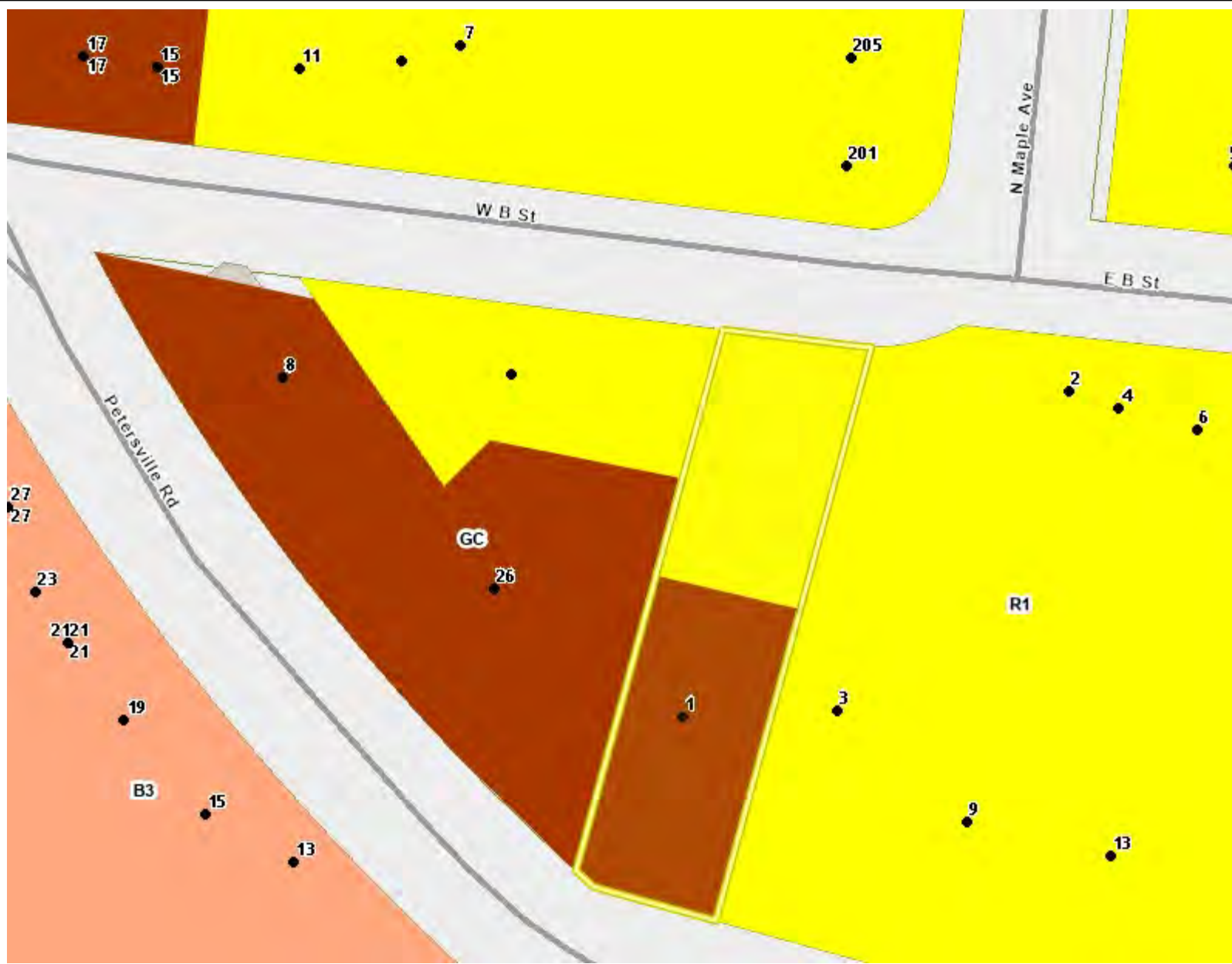
**Special Tax Recapture:** None

**Homestead Application Information**

**Homestead Application Status:** No Application

**Homeowners' Tax Credit Application Information**

**Homeowners' Tax Credit Application Status:** No Application **Date:**



Zoning (Municipal)

- Agricultural
- Low Density Residential (R1)
- Institutional
- Open Space
- Right-of-Way
- City of Brunswick-Medium Density Residential (R2)
- City of Brunswick-Medium Density Residential- Mobile Home (R2-MH)
- City of Brunswick-Residential Suburban Low Density Residential (RS)
- City of Brunswick-Central Business
- City of Brunswick-Business Transitional
- City of Brunswick-General Commercial
- City of Brunswick-Light Industrial
- City of Brunswick-Heavy Industrial
- City of Brunswick-Office/Research
- Town of Burkittsville-Rural Residential
- Town of Burkittsville-Historic Village Center
- Town of Emmitsburg-Medium Density Residential
- Town of Emmitsburg-High Density Residential
- Town of Emmitsburg-Village Zone
- Town of Emmitsburg-Neighborhood Commercial
- Town of Emmitsburg-General Commercial
- Town of Emmitsburg-Office, Research, Industrial
- Town of Emmitsburg-Industrial Park
- Town of Emmitsburg-Conservation/Recreation
- Town of Middletown-Low Density Residential (R20)
- Town of Middletown-Medium Density Residential (R2)

100.2 0 50.08 100.2 Feet



1: 601

2/4/2025

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.

**3 E A ST BRUNSWICK MD**

**APPLICATION FOR CHANGE OF USE**  
(CODE 11.4 SPECIAL EXCEPTION (ORDINANCE #592, 6/2/2023))

Public Hearing of the Board of Appeals, Brunswick MD

March 27, 2025

Case: BR-BOA-25-01 SE

# Zoning District



- The building has operated as a Worship House since 1910
- Adjacent Lots are zoned 'GC General Commercial'
- Area across the street is zoned 'B-3 Business Transitional'

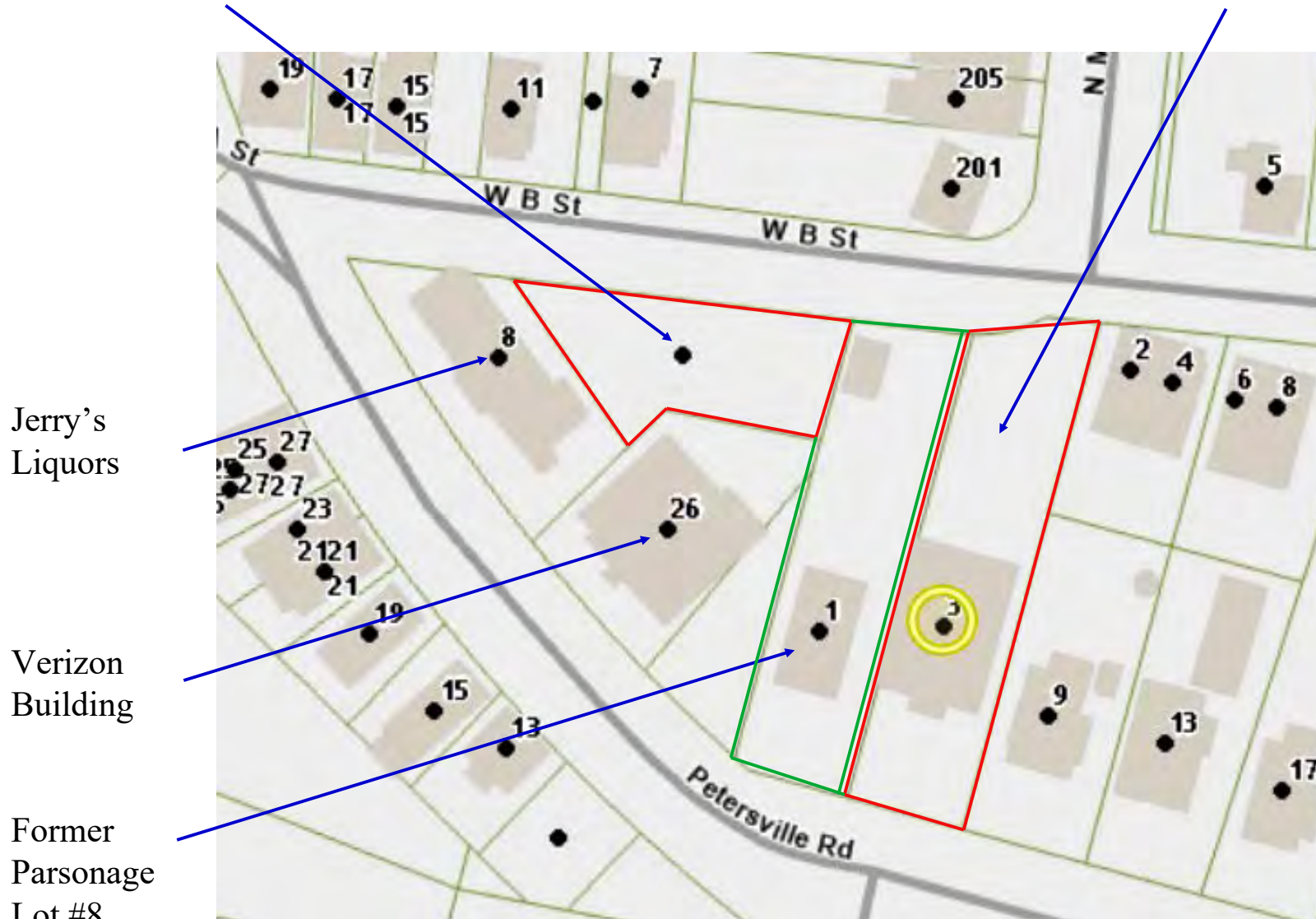
# Location

## Tax Parcel #1085

PAVED PARKING LOT

## Tax Parcel #1081

LOT #9: 3 E A ST

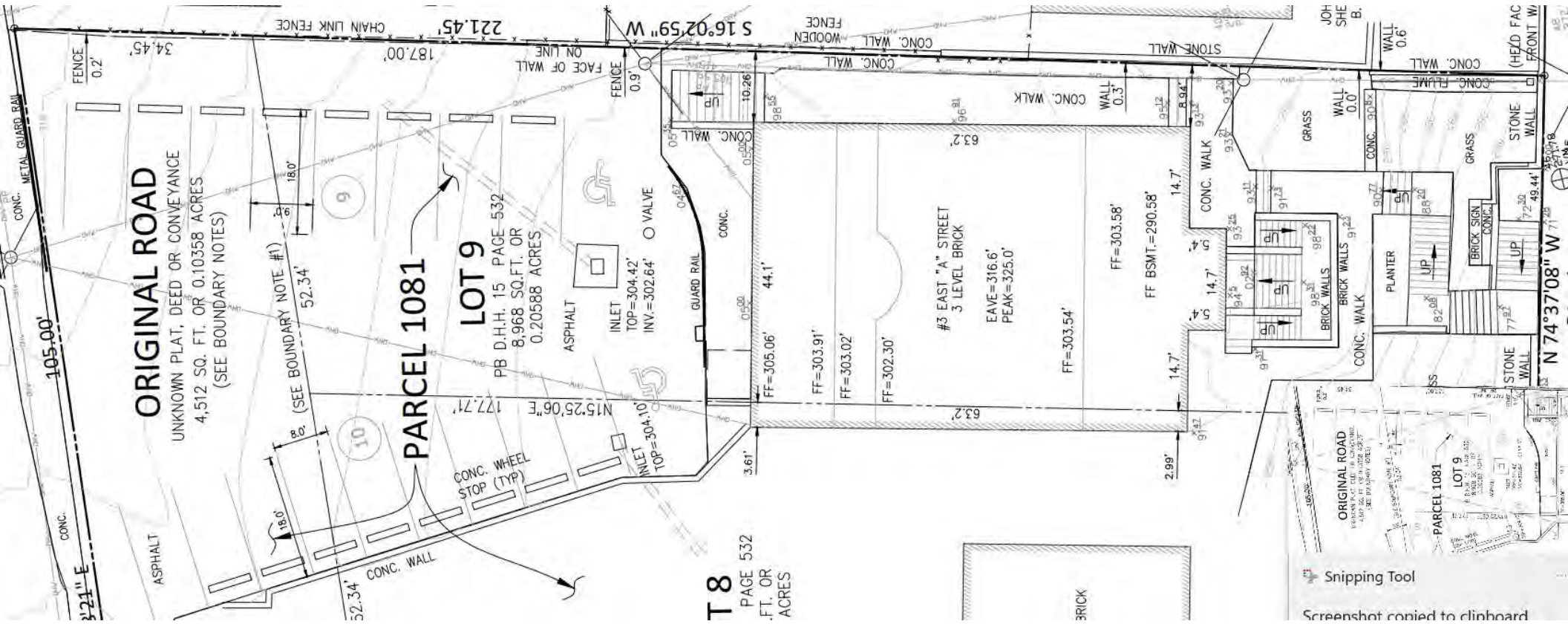


Jerry's  
Liquors

Verizon  
Building

Former  
Parsonage  
Lot #8

# Plat - Building

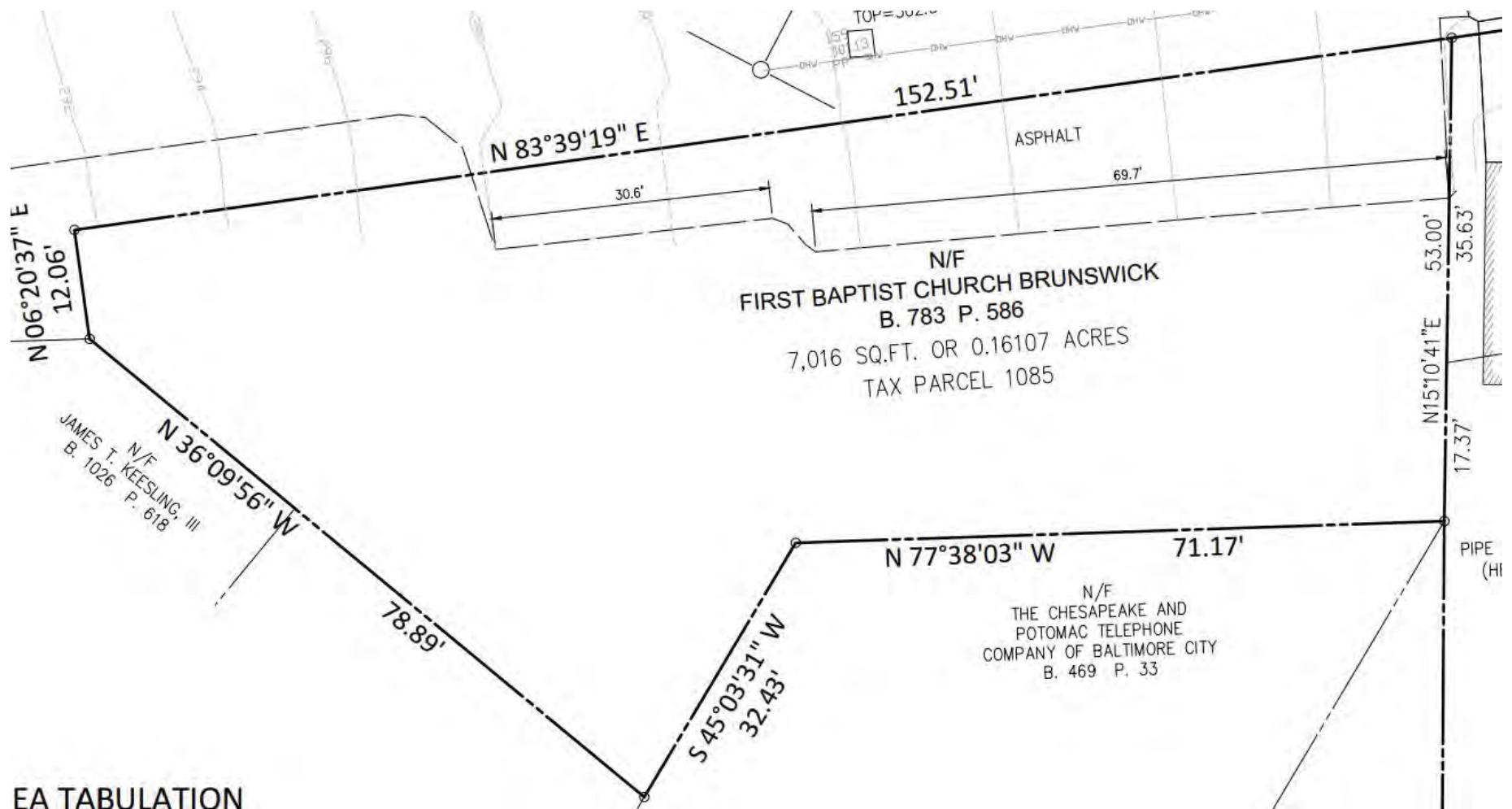


## Parcel #1081

Lot #9: Building and Rear Parking Lot  
8968 SF (0.21 acres)

(Parcel #1081 also includes Lot #8 which we also own, 8031 SF (0.18 acres))

# Plat - Lot



EA TABULATION

Parcel #2

Paved Parking Lot

7016 SF (0.16 acres)

# Building Evolution



First Baptist Church continuously occupied the building since its construction in 1910

# ARCHITECTURAL STYLE

## Georgian with Gothic Influence

- brick walls with accented quoins
- side-gabled roof
- symmetrical form and fenestration
- classical detail
- belt course
- flat tower roof
- arched windows and doors in upper levels



# Proposed Use Change and Configuration

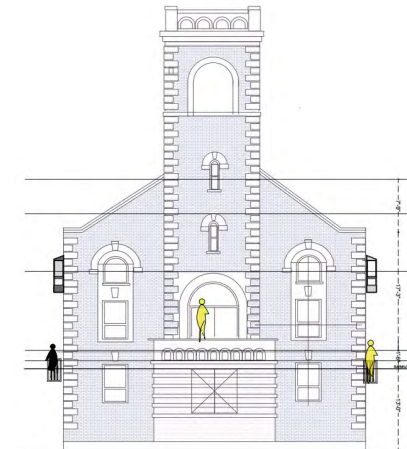
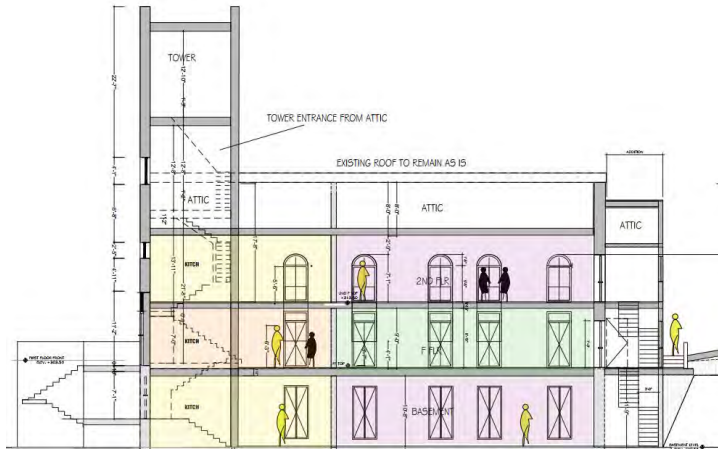
Proposed Use Change To:

Multi-Family, Market-Rate, Residential Rental Building

<u>Floor #0 Units</u>	2 Bedroom/2 Bath	3#	<u>Parking Required</u>	22.5 spaces
<u>Floor #1 Units</u>	2 Bedroom/2 Bath	3#	<u>Parking Provided</u>	23+ spaces
<u>Floor #2 Units</u>	2 Bedroom/2 Bath	3#		

Average Floor Area Per Unit 740 SF

Total: 9 Units



# Compliance Checklist 1/2

[1] Does the proposal comply with zoning ordinances and permitted uses?

The building, nonconforming in R1 Zone, qualifies under Special Exception Ordinance #592 for multifamily residential use.

[SLIDE 10]

[2] Is the proposal in alignment with Brunswick Master Plan?

The Brunswick Comprehensive Plan (2023) calls for new residents, high density housing close to downtown core, and infill development.

[SLIDE 11, 17]

[3] Does the proposal meet Parking Requirements?

Yes. Required parking: 22.5 spaces. Available parking: minimum 23 spaces (up to 29).

[SLIDE 12]

[4] Is the traffic impact from proposed plan equal or less than existing use?

Yes. See 'Traffic Impact'.

[SLIDE 13]

[5] Will the proposal maintain/improve metrics for aesthetics, facilities & use compared to existing?

Proposal will rehabilitate an iconic Brunswick landmark and preserve it into the next Century.

[SLIDE 14, 17]

# Compliance Checklist 2/2

[6] Does the proposal conform to minimum average unit size per Brunswick Code?

Average Unit Size is 740 SF (against required 500 SF).

[SLIDE 15]

[7] Does the proposal comply with ADA Act and FHAA?

33% of the Units (3 out of 9) are ADA compliant against FHAA requirement of 5%.

[SLIDE 16]

[8] Does the proposal result in enhanced benefit to the City and Community?

Increased Tax Revenue | Attracts New Investments | Historic Preservation |  
Supports Brunswick Comprehensive Plan (2023).

[SLIDE 17]

# [1] Complies Under Special Exception

The building, nonconforming in R1 Zone, qualifies under Special Exception Ordinance #592 (2023) to be reused as multifamily residential

## 11.4 Special Exceptions:

The following buildings/structures and uses are permitted in the R-1 District with Board of Appeals approval only. Conditions of approval may be imposed by the Board of Appeals.

- A. Child care centers, provided they meet the Child Care Administration's Licensing requirements for commercial child care facilities.
- B. Non-residential structures, provided that the adaptive reuse or mix of uses is similar to that of the previous use occupied in the existing non-residential structure, or similar in nature to other primary or ancillary uses allowed within the R-1 or R-2 zoning districts.

Code  
Excerpts

## 12.2 Principal Permitted Buildings/Structures and Uses:

The following buildings/structures and uses are permitted in the R-2 District:

- A. Those principal permitted buildings/structures and uses of the R-1 District.
- B. Multiple-family dwellings.
- C. Townhouses.
- D. Mobile homes, as defined in Article 4, in the R-2MH District only, provided that they meet the lot area, width and setback requirements for single-family dwellings in the R-2 District.

# [2] Brunswick Master Plan Goals - Compliant

**GOAL 1** Growth is encouraged in areas already connected by infrastructure, services, and amenities.

**GOAL 2** Brunswick has a growing mix of housing options to attract and retain people of varied income, age, household size, and ability.

**Downtown Core** – This land use is intended for the core of Brunswick, its historic Downtown. The area currently has both a Conservation District, and a TOD Overlay, in addition to its current zoning. Zoning should be simplified into a singular district that encourages infill and a mix of uses and does not limit density, but rather guides the height and form of buildings.

- d. Support higher density housing to double the number of dwelling units in Downtown Brunswick.

Expanded housing options can help Brunswick attract and retain diverse residents. By allowing and promoting various housing types within the City, Brunswick can become a place that welcomes people with different interests, life stages, incomes, and family sizes to call Brunswick their home.



Comprehensive Plan Excerpts

**GOAL 2** Downtown Brunswick is a vibrant destination with unique retail and restaurant venues, supported by residential infill and patronized by residents and visitors.

attract visitors. Residential infill is a necessary ingredient to support retail and commercial uses in Downtown Brunswick, and creative strategies to attract outdoor recreation visitors aligns with community goals. Additionally, while the assessed, and taxable, value per acre of downtown properties has been consistently low for decades due to widespread vacancies, the concentrated success of a few properties can have a catalytic positive impact on the value of surrounding properties.

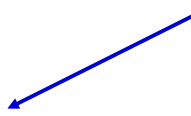
The Prosperous and Innovative theme area outlines a strategy to allow greater density in the Downtown area under a single zoning district. This would encourage the redevelopment of underdeveloped or undeveloped properties Downtown. Currently, 55 percent of the parcel area within the Conservation district is comprised of parking lots, parcels with single housing units, and CSX or municipally owned property. Doubling the number of residential units downtown can be achieved through infill and redevelopment. For example, redeveloping parcels

# [3] Parking Impact - Compliant

Required parking for 9 2BR Units: 22.5 spaces.

3. Multi-family dwelling:
  - a. One bedroom or efficiency: two (2) spaces per unit;
  - b. Two bedrooms: two and a half (2.5) spaces per dwelling unit;
  - c. Three or more bedrooms: three (3) spaces per dwelling unit plus one (1) per eight (8) dwelling units.

Zoning Code



Available parking spaces: At least 23 (up to 29)

In total, the existing parking space count is as follows:

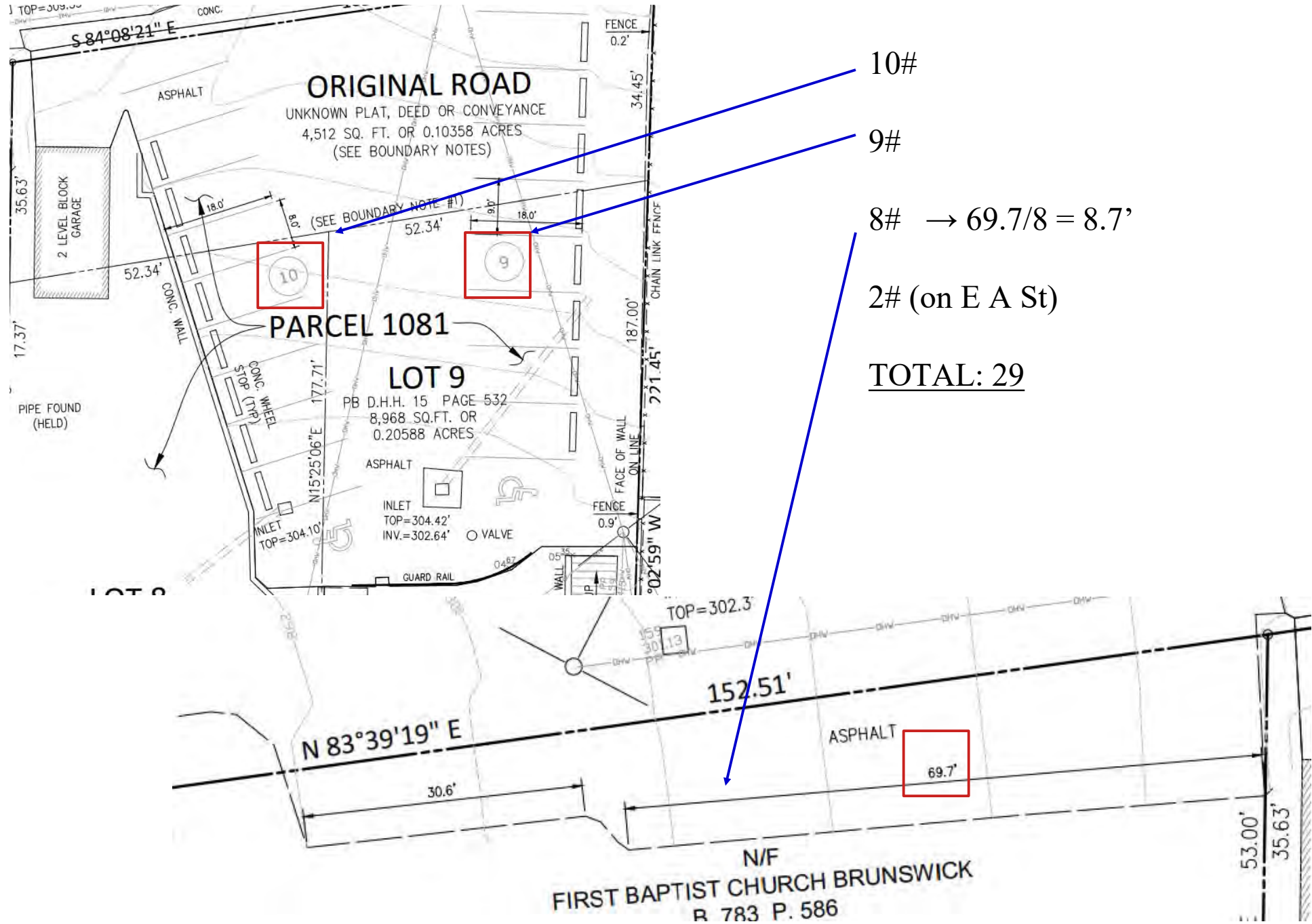
- On-site parking (including 2 handicap): 19 spaces
- Overflow parking: 8 spaces
- Street parking along East 'A' Street: 2 spaces

**Total Existing Parking Spaces: 29**

Surveyor Note



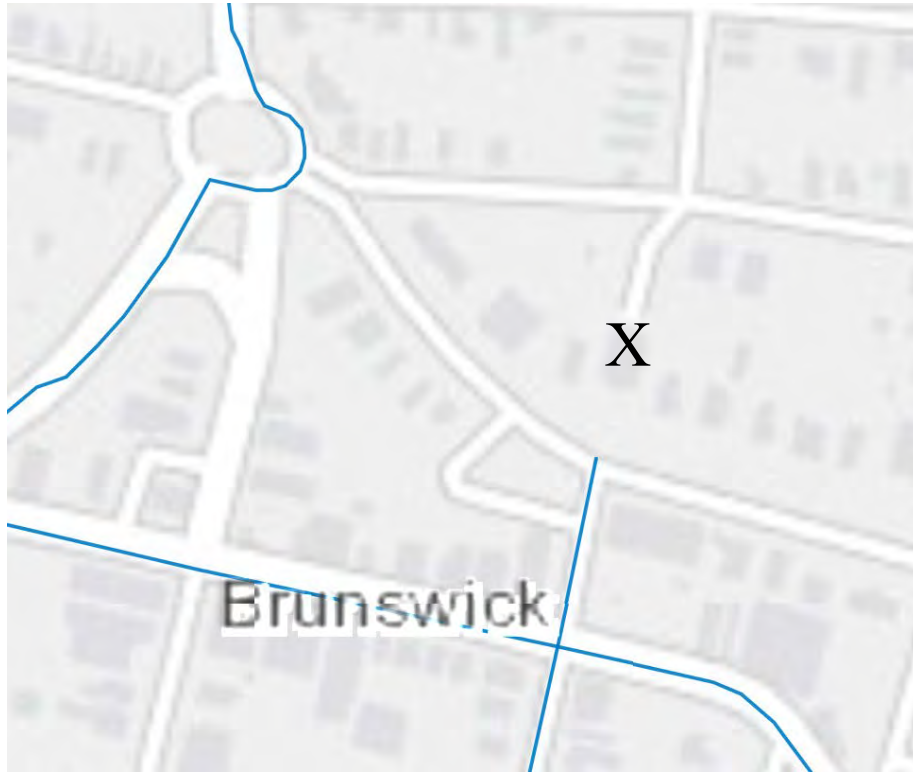
# [3] Parking Impact - Detail



# [4] Traffic Impact - Compliant

The First Baptist Church operated at a capacity of 60 persons.

The traffic impact of 9 residential units will be substantially lower than previous use.



Property is bounded by E A St. and Petersville Rd in the front and W B St. in the rear

Immediate feed into arterial state roads – Petersville Road, Burkittsville Rd. and Maple Ave.

Subject Distance to Petersville Rd (front):  
0.00 miles

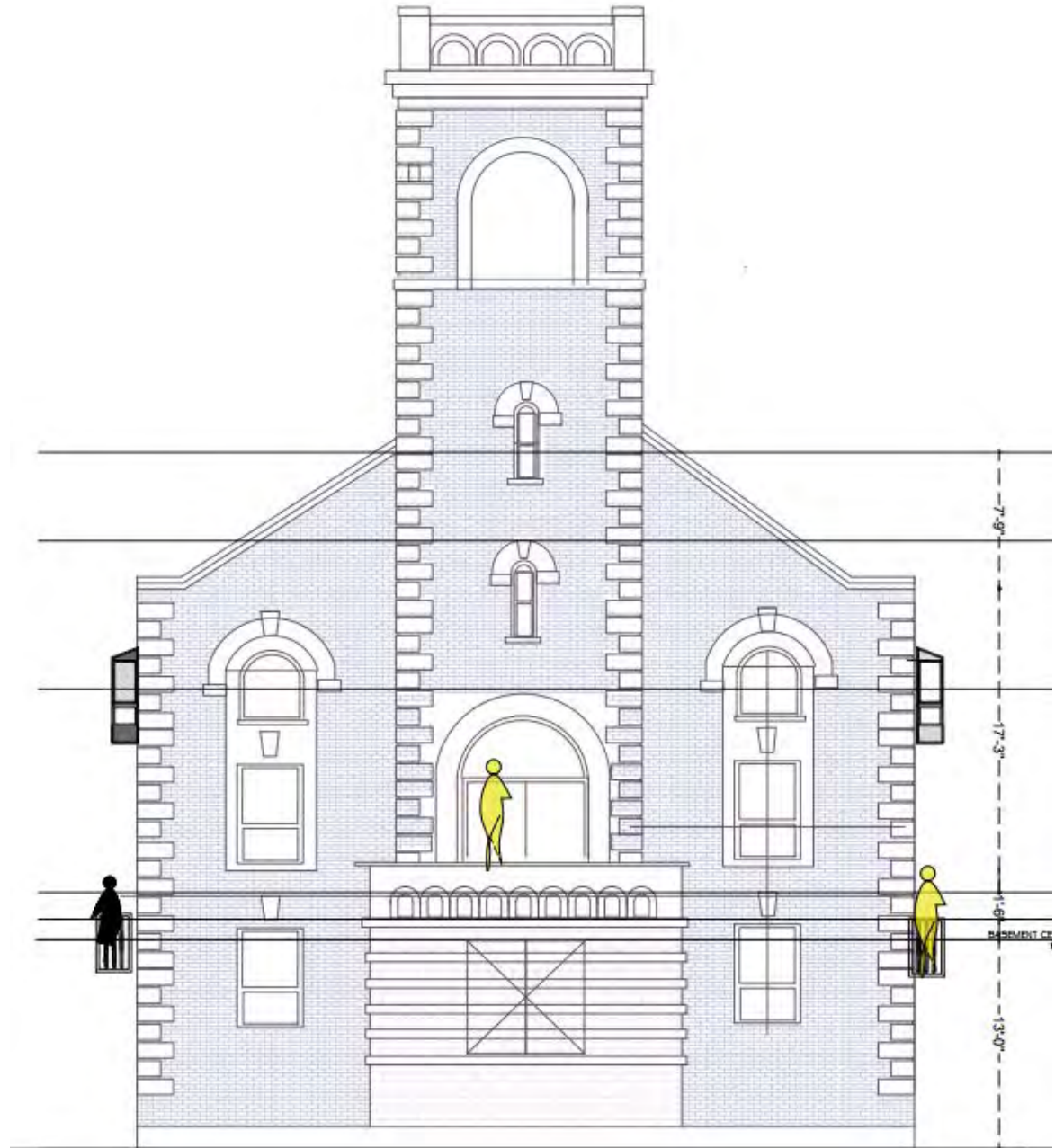
Subject Distance to Petersville Rd (rear):  
0.04 miles (260 ft)

Road	Average Daily Traffic
Maple Ave	2023
Petersville Road	8202

# [5] Metrics for Aesthetics - Compliant

Although it falls outside the Conservation District, the building is an iconic landmark for the City. Our proposal preserves its aesthetics and architectural value in the following ways:

- The front facade of the building will not be altered.
- The front steps and landing will remain unaltered.
- The tower will be repaired and restored.



# [6] Min. Unit Size Requirement - Compliant

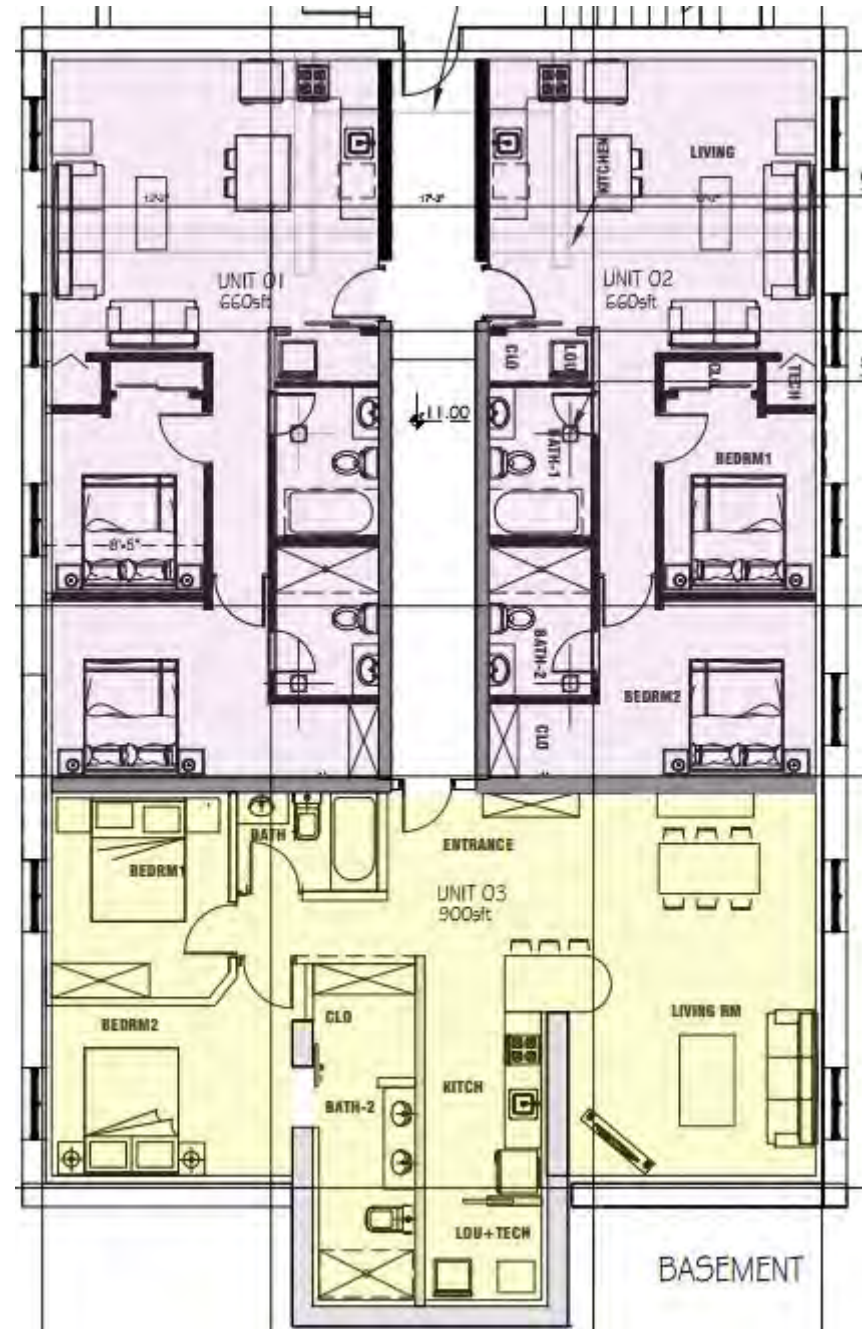
Average Minimum Unit Size Requirement:  
500 SF

Proposed:

6 Units @ 660 SF each

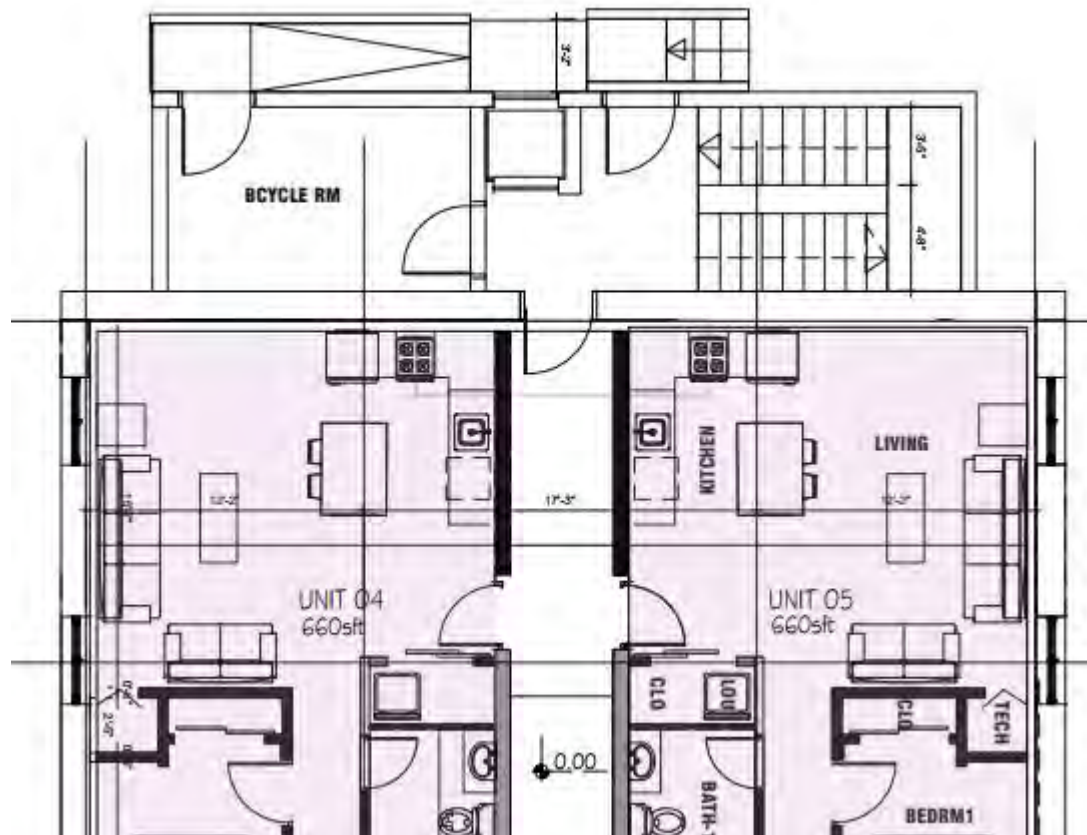
3 Units @ 900 SF each

Average Unit Size: 740 SF



# [7] ADA and FHAA Compliance

All units on Floor #1 (3 Units, or 33% of total Units) are designed to be handicap accessible.



# [8] Benefits to City and Community

## Increased Tax Revenue

Property Taxes, Infrastructure Taxes, Tax from New Residents, Local Spending

## Spurs New Investment Around Downtown

“...concentrated success of a few properties can have a catalytic positive impact...” [Comprehensive Plan (2023)]

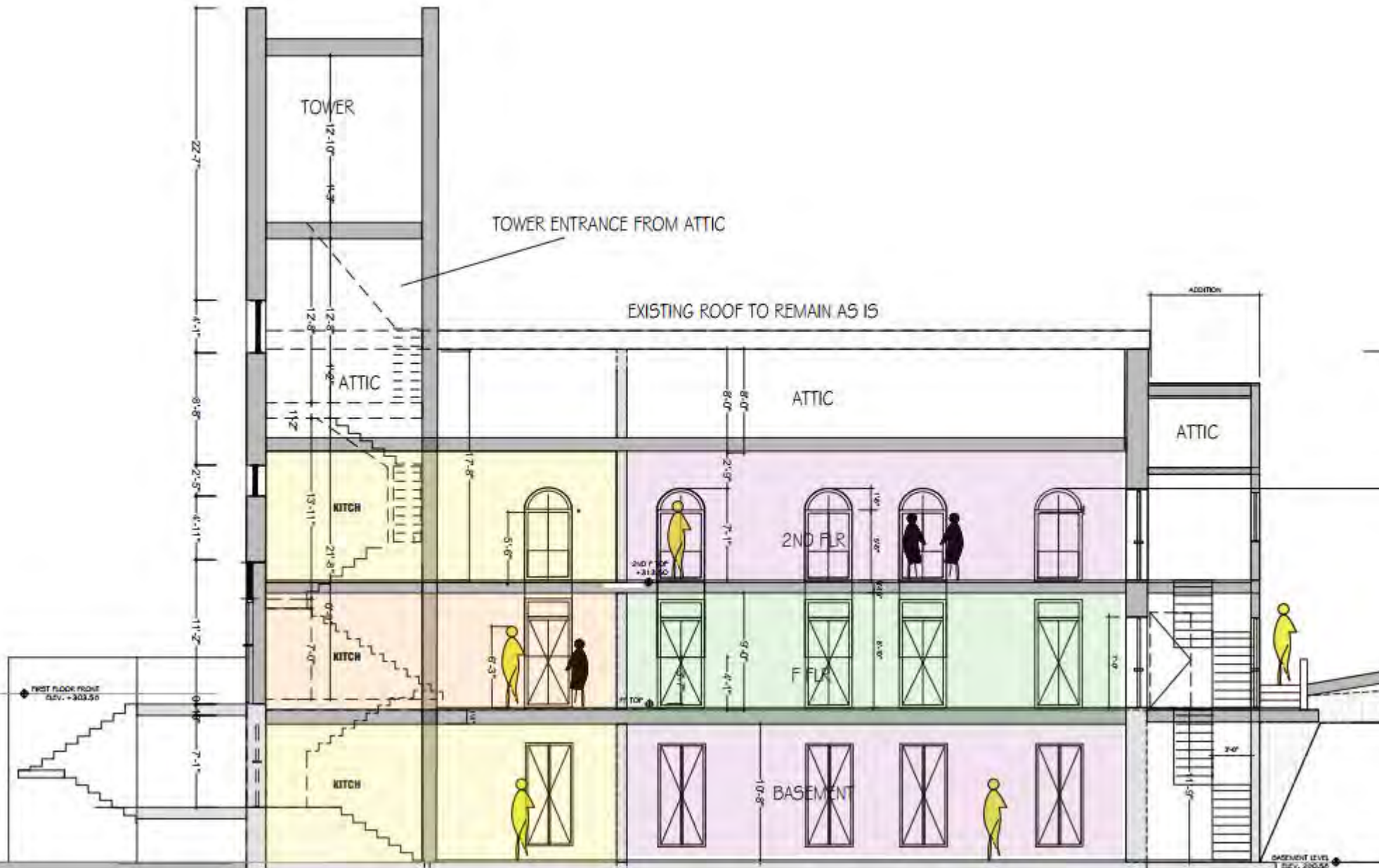
## Historic Preservation

Rehabilitation and preservation of a historically significant building using private Capital

## Advances Brunswick Comprehensive Plan Goals (2023)

Infill Development | Double Downtown Core Density | Revitalize Downtown Retail | Balanced Mix of Housing Types

# Proposed Sectional View



# Experience, Capability, Resources

- ✓ Adequately capitalized
- ✓ In-house Engineering Resources
- ✓ In-house General Contracting
- ✓ Construction Management
  - ➔ Architects – db Concept
- ✓ Property Management
  - ➔ Structural Engineers – ET&A Engineers
- ✓ Construction Experience since 1998
  - ➔ Surveyors – Unger Surveying
- ✓ Proven Track Record
  - ➔ Civil Engineers: Unger Engineering
  - ➔ Soil Engineers: Geotech Engineers, Inc.