



THE CITY OF BRUNSWICK MARYLAND

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

Board of Zoning Appeals

Agenda

April 24, 2025

6:00 PM

1. **Minutes: March 27, 2025** **Approval**
3. **Chair: Gary Williams**
4. **Old Business: BR-BOA-25-01-SE – 3 East A Street, Brunswick MD 21716, Applicant Rivertown Overlook LLC – Resolution of Decision** **Discussion/Approval**
5. **New Business: None**
6. **Board Matters: Election of Members (Chair and Vice Chair)**
7. **Adjournment**

This meeting will be held at City Hall. The meeting will be broadcast live through 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

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



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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.



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Brunswick Board of Appeals Minutes March 27, 2025

Commission Members Present: Chair Gary Williams, Vice-Chair Steve White, Alternate Eric Ahalt were present. Jerry Bonanno connected in via zoom however audio was not working properly, Mr Ahalt acted as a voting member.

City Attorney: Not present.

Staff Present:

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

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

Swearing In: Members of the Public and Applicants were sworn in.

Minutes:

The minutes for the August 29, 2024, meeting were reviewed. Mr. White provided one correction (spelling) and a motion to approve from Mr. White with Mr. Ahalt providing a second the motion was approved 3-0.

Old Business: None.

New Business:

A. 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).

Mr. Dell presented the staff report on the proposed adaptive reuse of the property in the R-1 zone. Adaptive re-use of a previously occupied house of worship to be used as a multifamily dwelling unit as permitted with a special exception per section 11.4.B of the zoning ordinance.

The applicant Sandesh Gowda was then invited to the podium. The applicant presented briefly to the BOA and the public. Board members inquired about the historical registry of the building, the plan for the retention of the stained-glass windows and how the applicant arrived at the 9-unit count.

Public Comment:

Seven items were received prior to the meeting. Mr. Dell then summarized each item (3 letters of support, 2 letters of support with conditional items and one letter of opposition with questions and concerns. One letter of opposition was received by staff after the completion of the meeting.

Public Comment at Meeting:

Wayne Algier – 515 West C Street.

Spoke as a representative of the History Commission and Main Street Design Committee expressing concerns about changes to the façade of the existing building and conservation of the stained-glass windows.

Matthew Webber – 3 East A Street.

Expressed concern over the proposed use and its effect on the neighborhood especially with relation to personal investment and the changing of the block to become more commercial and not the neighborhood they bought into.

John Counts - 9 East A Street.

Spoke to reiterate his comments that had been sent before the meeting. While he is in support of the adaptive re-use of the building as opposed to its current state of vacancy, he does have concerns about the number of units proposed.

Decision:

Mr. White made a motion to approve the Special Exception request recognizing that the applicant is bound by his testimony. Specifically, the preservation/appropriate use of the stained glass and the removal of balconies as shown on the façade in the exhibits.

Mr. Ahalt provided the 2nd, and the motion carried 3-0.

Board Matters: Mr. Dell announced the rewrite of the zoning code, promoting the QR code to get more public feedback to the consultants and staff. Lastly, we will return in April to hear the resolution of this vote.

Adjournment:

Being no other business, the Chair called to adjourn.

Respectfully submitted,

Gary Williams, Chair
Brunswick Board of Appeals



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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 Bonanno