


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 1030 South Linwood Avenue		

TO

Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

DATE: December 31, 2012

REQUEST

The Department of Planning has received Andrew Martin's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Cellco Partnership d/b/a Verizon Wireless, to install antennas and related equipment on the roof of the building. We understand that this appeal is scheduled for hearing on January 8, 2013.

SITE

1030 South Linwood Avenue is located on the southwest corner of the intersection with the northern division of O'Donnell Street. This property measures approximately 60' by 120' and contains approximately 0.165 acre, and is currently improved with a two-story remodeled firehouse building measuring approximately 48' by 100'. This site is zoned B-2-2 and is located within the Canton National Register Historic District.

ANALYSIS

Conditional Use: In this zoning district, antenna towers, microwave relay towers, and similar installations for communications transmission or receiving, are a conditional use, requiring approval by the Board (§6-308).

Neighborhood Impact: There may be a negative impact on the surrounding area or community, due to the height of the proposed tower on the subject property's roof, the size of the antennas, and the location where they are proposed to be placed. By letter dated December 18, 2012 the applicant was informed of these concerns by the Historical and Architectural Preservation Division of this Department; a follow-up letter advised the applicant that mounting antennas on the cornice or parapet would obstruct the historic appearance of the building. The applicant needs to revise the plans for the installation to ameliorate the design and placement of the antennas.

Co-location: In order to minimize the number of antenna towers and monopoles constructed throughout the City of Baltimore, the Department of Planning has adopted a policy of co-location. When our Department receives applications for antenna towers or monopoles, staff encourages the applicant to design a structure that can accommodate several other wireless technology providers. Co-location of antennas minimizes the number of antenna towers or monopoles needed throughout Baltimore City. The applicant should consider this as a design factor during revision of the plans for location of the antennas in response to the letters from the Historical and Architectural Preservation Division of this Department.

Historical and Architectural Preservation: The Historical and Architectural Preservation Division of the Department of Planning has reviewed the application and determined that the proposed location is:

- A property, or within a district, listed on the Maryland Inventory of Historic Properties
- A property, or within a district, listed on the National Register of Historic Places.

RECOMMENDATION

The Department of Planning recommends approval of this appeal subject to these conditions:

- The applicant must revise the plans and elevations to show mounting of the antennas in a manner that does not obstruct the historic appearance of the cornice and parapet of the building;
- The antennas and related equipment must be painted to match the building, to ensure they are visually unobtrusive;
- The antennas and related equipment will remain mounted as illustrated in plans and elevations to be approved by the Historical and Architectural Preservation Division of the Department of Planning; and
- The applicant will adequately mitigate any adverse effect as specified in the report of the Historical and Architectural Preservation Division of the Department of Planning, contained in the letter of December 31, 2012, in accordance with that report's recommendations, or in any report of the Maryland Historical Trust, in accordance with that report's recommendations.

TJS/wya/mf

cc: Andrew Martin, Appellant