


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 / 1501 Sulgrave Avenue		

TO

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

DATE: January 8, 2014

REQUEST

The Department of Planning has received Alexandra Bull's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of Verizon Wireless, to install telecommunications antennas and related equipment on the rooftop of the existing building. The Zoning Administrator has determined that this is a conditional use in a B-2 District. We understand that this appeal is scheduled for hearing on January 14, 2014.

SITE

1501 Sulgrave Avenue is located on the southeast corner of the intersection with Newbury Street and extends southward along Newbury Street to Kelly Avenue. This property measures approximately 132'5" by 267'2" and contains approximately 0.826 acre, and is currently improved with a three-story detached commercial building measuring approximately 68' by 200'. This site is zoned B-2-2 and is located within the Northwest Community Planning Forum Strategic Neighborhood Action Plan area.

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 should be minimal impact, if any, on the surrounding area or community, due to the height and placement of the existing building on the subject property, the size of the antennas, the height at which they will be placed, and separation of the existing structure from surrounding properties by major roads such as the Jones Falls Expressway and the Kelly Avenue bridge.

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 not:

- On a Baltimore City Landmark property list or within a Baltimore City Historical and Architectural Preservation District
- 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.

However, this property is near to the locally-designated Mount Washington Historic District, which is within 500' to the west of this property, as well as near the Mount Washington National Register Historic District which is on the opposite side of Kelly Avenue.

TransForm Baltimore: This property would become part of a C-1 District (Proposed Zoning Map Area 2-A) in which wireless telecommunications antennas that comply with stealth design standards would be permitted uses; if not so complying, they would be conditional uses (Table 10-301).

RECOMMENDATION

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

- The antennas and related equipment must be painted to match the existing building, to ensure they are visually unobtrusive; and
- The panel antennas and related equipment will remain mounted as illustrated in the plans and elevations submitted to 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 in accordance with that report's recommendations.

TJS/wya/mf

cc: Alexandra Bull, Appellant