

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	BMZA / 6736 Youngstown Avenue

CITY of
BALTIMORE
MEMO



TO

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

DATE: January 19, 2016

REQUEST

The Department of Planning has received Joshua Schakola's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Verizon Wireless, to install 12 antennas and related equipment on the rooftop of the existing structure and in a screened enclosure at ground level. The Zoning Administrator has determined that this is a conditional use in a R-3 zoning district. We understand that this appeal is scheduled for hearing on January 26, 2016.

SITE

6736 Youngstown Avenue is located on the north side of the street, approximately 210' west of the intersection with Bethlehem Avenue, and extends northward to the south side of Duluth Avenue. This property measures approximately 380' inside Baltimore City by 250' and is currently improved with three structures: a religious institutional building, a parsonage, and a three-story former parochial school building measuring approximately 68' by 204'. This last is the structure to which the proposed antennas and related equipment would be mounted. This site is zoned R-3 and is located within the Southeast Neighborhoods Development (SEND) 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 (§4-1303). In this case, the property was last authorized for use as a monastery, offices (the current use of the subject building), and a church, which are permitted uses in this R-3 Single-family Residence District.

Neighborhood Impact: There should be minimal impact, if any, on the surrounding area or community, due to the height of the existing building on the subject property, the size of the antennas, and the height at which they will be placed.

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. This co-location of antennas minimizes the number of antenna towers or monopoles needed throughout Baltimore City.

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:

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- 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.

TransForm Baltimore: This property would remain part of R-3 District (Proposed Zoning Map Area 8-D) 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 9-301).

RECOMMENDATION

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

- Where visible, the antennas and related equipment must be painted to match the building, to ensure they are visually unobtrusive; and
- The 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: Joshua Schakola, Appellant