


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 / 107-115 West Heath Street		

TO

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

DATE: January 8, 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 within a "stealth" enclosure having the appearance of an industrial water-tank on the rooftop of the existing structure. The Zoning Administrator has determined that this is a conditional use in a R-10 zoning district. We understand that this appeal is scheduled for hearing on January 26, 2016.

SITE

107-115 West Heath Street is located on the southeast corner of the intersection with Race Street. This property measures approximately 80'2" by 182' and is currently improved with a four-story former industrial building covering the entire lot. 1700 Clarkson Street is located on the southwest corner of the intersection with Heath Street. This property measures approximately 50'1" by 62' and is currently improved with a four-story former industrial building covering the entire lot. These two properties, although separate lots at ground level, are joined as a single structure whose upper three floors straddle a 10' wide alley separating the lots. This site is zoned R-10 currently (having been rezoned from M-2-2 following abandonment of the industrial use) and is located within the Riverside National Register Historic District. The formerly industrial structure on these properties is a local landmark known as the Raffle Building. The structure is being renovated as residential units pursuant to the Board's approval of appeal no. 2013-520 heard on February 11, 2014.

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 multiple-family dwelling, which is a permitted use in this R-10 General 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, if they are placed in a "stealth" enclosure approved by the Commission for Historical and Architectural Preservation.

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:

- 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.

Historic Landmark: The subject property is a locally designated Baltimore City historic landmark. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). Because the property is a designated historic landmark, it may be eligible for historic tax credits for restoration and renovation. It is recommended that the applicant remain in contact with CHAP to complete the review process applicable to their project.

TransForm Baltimore: This property would become part of an I-MU (Industrial Mixed-Use) District (Proposed Zoning Map Area 11-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 11-301).

RECOMMENDATION

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

- The antennas and related equipment must be enclosed within a “stealth” enclosure approved by the Commission for Historical and Architectural Preservation, or where exposed 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