

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	BMZA / 4800 Yellowwood 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. The Zoning Administrator has determined that this is a conditional use in a R-6 zoning district. We understand that this appeal is scheduled for hearing on January 26, 2016.

SITE

4800 Yellowwood Avenue is located on the west side of the street, approximately 190' south of the intersection with Springarden Drive, and extends westward to the east side of Greenspring Avenue. This property measures approximately 850' along Yellowwood Avenue by 355' and contains approximately 5.199 acres, and is currently improved with an eight-story detached residential building measuring approximately 225' by 72'. This site is zoned R-6 and is located within the Coldspring Neighborhood Development Program Urban Renewal 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 (§4-903). In this case, the property was last authorized for use as housing for the elderly, which is a conditional use permitted by ordinance in this R-6 General Residence District.

Urban Renewal Plan: This property is located in the Coldspring Neighborhood Development Program Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this 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.

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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.

TransForm Baltimore: This property would remain part of R-6 District (Proposed Zoning Map Area 2-C) 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