


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 / 1100 Covington Street/ Digital Harbor High School		

TO

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

DATE: February 5, 2014

REQUEST

The Department of Planning has received Jack Andrews' Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Verizon Wireless, to install twelve 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-8 District. We understand that this appeal is scheduled for hearing on February 11, 2014.

SITE

1100 Covington Street, which contains Baltimore City Public School System's Digital Harbor High School, is located on the southwest corner of the intersection with Cross Street, and extends southward along the west side of Covington Street to Gittings Street. This property contains approximately 6.853 acres and is currently improved with a three-story public educational building. This site is zoned R-8.

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 (§4-1103). The antennas would be mounted on the façade of rooftop penthouses, and related equipment would be placed elsewhere nearby on the rooftop.

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

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 adjoins and is downhill from the eastern portion of the Federal Hill Historic District, a nationally designated historic district, and so placement of the proposed antennas and equipment must be evaluated for its effect on view corridors associated with Federal Hill.

TransForm Baltimore: This property would remain part of a R-8 District (Proposed Zoning Map Area 7-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 that approval of this appeal be conditional upon the these conditions in addition to any conditions which the Board may establish:

- The antennas and related equipment must be painted to match the 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: Jack Andrews, Appellant