


TJA

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 / 5461 Cedonia Avenue (5425 Cedonia Avenue)		

TO

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

DATE: March 15, 2012

REQUEST

The Department of Planning has received Matt Bartlett's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Cricket Communications, Inc., to add three antennas on an existing high-voltage electricity transmission tower and place an equipment cabinet and power panel on a platform within a gated compound near the base of the tower. We understand that this appeal is scheduled for hearing on March 20, 2012.

SITE

5461 (5425) Cedonia Avenue is located on the east side of the street, just north of the intersection with Radecke Avenue. The property proposed for use by the applicant is part of a Baltimore Gas & Electric Company right-of-way and is improved by a series of high-voltage electricity transmission towers. This site is zoned R-6.

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). This site is traversed overhead by the high-voltage electricity transmission lines that are supported by pylon-type towers. The applicant is proposing to use one of these towers to pipe-mount three communications antennas at its top at a height of approximately 102'.

Neighborhood Impact: There should be minimal impact, if any, on the surrounding area or community, due to the height of the existing high-voltage transmission tower 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:

- 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.

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 tower, 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: Matt Bartlett, Appellant