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|------|-----------------------|--|---|---|
| FROM | NAME & TITLE          | THOMAS J. STOSUR, DIRECTOR   | CITY of<br>BALTIMORE<br><br><b>MEMO</b> |  |
|      | AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING<br>417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR |   |   |
|      | SUBJECT               | BMZA / 2709 Boarman Avenue   |   |   |

TO

Mr. David Tanner, Executive Director  
Board of Municipal and Zoning Appeals  
417 East Fayette Street, 14<sup>th</sup> 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 lattice tower and place an equipment cabinet and power panel on a platform within a gated compound. We understand that this appeal is scheduled for hearing on March 20, 2012.

### SITE

2709 Boarman Avenue is located on the south side of the street, approximately 185' west of the intersection with Park Heights Avenue. This property measures approximately 102'5" by 177'7" and is currently improved with a radio transmission tower. This site is zoned B-2-2 and is located within the Park Heights 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 (§6-308). This site is already used for a radio antenna that is free-standing and has a height of over 450'. The applicant is proposing to use this antenna to mount three additional communications antennas on its sides at a height of approximately 144'.

Urban Renewal Plan: This property is located in the Park Heights 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 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