


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Shole/for T. SS</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 3901 Liberty Heights Avenue		

TO

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

DATE: April 3, 2012

REQUEST

The Department of Planning has received Cricket Communication's Board of Municipal and Zoning Appeals (BMZA) application to install a new rooftop communications facility with three antennas and related equipment at this location. We understand that this appeal is scheduled for hearing on April 3, 2012.

SITE

3901 Liberty Heights Avenue is located on the southwest corner of the intersection with Garrison Boulevard. This property measures approximately 47' by 102'7" and is currently improved with a two-story commercial building covering nearly all the lot. This site is zoned B-2-2 and is located within the Liberty – Garrison Business Area 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).

Urban Renewal Plan: This property is located in the Liberty – Garrison Business Area 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 and its proposed concealment 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 that approval of this appeal, if granted, be subject to these conditions:

- The antennas where exposed and related equipment must be painted to match the replacement 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: Cricket Communications, Appellant