


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 / 3001 South Hanover Street		

TO

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

DATE:

April 15, 2014

REQUEST

The Department of Planning has received Hillorie Morrison's Board of Municipal and Zoning Appeals (BMZA) conditional use 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-6 District. We understand that this appeal is scheduled for hearing on April 22, 2014.

SITE

3001 South Hanover Street is located on the east side of the street, near the intersection with Cherry Hill Road. This property measures approximately 1,135' by 600' and contains approximately 16.85 acres of waterfront land, and is currently improved with a seven-story building and a five-story building together known as Harbor Hospital (formerly known as South Baltimore General Hospital). 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).

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, its distance from other uses, 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.

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TransForm Baltimore: This property would become part of an H (Hospital Campus) District (Proposed Zoning Map Area 11-C) in which wireless telecommunications antennas and facilities would be permitted uses (§12-601) provided that they complied with Stealth design standards (§14-339). Requirements for telecommunications antennas and facilities would be essentially the same as requirements now in effect under the Zoning Code.

RECOMMENDATION

The Department of Planning recommends approval of this appeal subject to 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 final design and location plan for the antennas and related equipment is subject to final design approval by the Department of Planning.

TJS/wya/mf

cc: Hillorie Morrison, Appellant