

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 / 3100 Clarks Lane		

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

DATE: April 22, 2010

REQUEST

The Department of Planning has received Gus Truedson's Board of Municipal and Zoning Appeals (BMZA) application to add a concrete pad with a communications cabinet at the base of an existing "stealth" telecommunications antenna and add antennas inside the "stealth antenna" flagpole. We understand that this appeal is scheduled for hearing on April 27, 2010.

SITE

3100 Clarks Lane is located on the west side of the street, approximately 150' north of the intersection with Falstaff Road. This property contains approximately 8.6 acres and is currently improved with five garden apartment buildings. This site is zoned R-5 and is located within the Northwest Community Planning Forum Plan area.

ANALYSIS

Neighborhood Impact: There should be minimal impact, if any, on the surrounding area or community, due to the height of the existing tower/monopole 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 application uses co-location of antennas to minimize 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 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.

TJS/ewt/mf

cc: Gus Truedson, Appellant

Northwest