


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 / 601 Wyanoke 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 three antennas (in three concealment chimneys) and related equipment on the rooftop at this location. We understand that this appeal is scheduled for hearing on May 15, 2012.

SITE

601 Wyanoke Avenue is located on the southeast corner of the intersection with Old York Road. This property measures approximately 200' along Wyanoke Avenue, 213' along Ellerslie Avenue, and 317' along Old York Road and contains approximately 1.672 acre, and is currently improved with a five-story residential apartment building known as The Ellerslie. This site is zoned R-5 and is located in the Pen Lucy Area Master 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 (§4-803).

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, 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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RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be subject to these conditions:

- The antennas and related equipment must be painted to match the building wherever they are not concealed by the proposed chimneys, to ensure they are visually unobtrusive; and
- The 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