


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 / 2625 East Northern Parkway		

TO

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

DATE:

April 2, 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 replace an existing 30' tall light pole with a 62' tall light pole on which will be mounted 8 panel antennas, and to place an equipment shelter and generator inside a fenced compound behind the base of the pole. The Zoning Administrator has determined that this is a conditional use in a R-5 District. We understand that this appeal is scheduled for hearing on April 8, 2014.

SITE

2625 East Northern Parkway is located on the southwest corner of the intersection with Old Harford Road and extends westward along the south side of Northern Parkway to the intersection of Northern Parkway and Marietta Avenue. This property measures approximately 417' along Northern Parkway by 360' along Old Harford Road and contains approximately 3.079 acres, and is currently improved with a religious institutional building and its associated paved parking lot. This site is zoned R-5.

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 may be considerable impact on the surrounding area or community, due to the height of the proposed light pole/ tower on the subject property, the size of the antennas, and the height at which they will be placed. The light pole/ tower will include placement of parking lot lighting at 30' height to replace what is there now.

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.

Comprehensive Planning: Because the proposed placement of the antennas on a 62' tall pole near to dwellings may not be the least intrusive plan for this facility, it is recommended that the applicant work with both the community and the Historical and Architectural Preservation Division of the Department of Planning to devise a "stealth" enclosure for the facility. If possible, the "stealth" enclosure should be placed in or atop the existing bell tower of the church structure now on the property.

TransForm Baltimore: This property would become part of a R-3 District (Proposed Zoning Map Area 4-A) in which wireless telecommunications antennas that comply with stealth design standards would be permitted uses; if not so complying, they would be conditional uses (Table 8-301).

RECOMMENDATION

The Department of Planning recommends deferral of a complete hearing of this appeal, to allow the applicant time to work with the community and the Historical and Architectural Preservation Division of the Department of Planning to devise a plan for placement of the proposed antennas and related facilities that would minimize the visibility of the antennas.

TJS/wya/mf

cc: Hillorie Morrison, Appellant