


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 / 3617 Wilkens Avenue		

TO

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

DATE: July 23, 2015

REQUEST

The Department of Planning has received Alexandra Bull's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Verizon Wireless, to install 12 antennas on an existing monopole, with related equipment at ground level in an existing fenced compound. The Zoning Administrator has determined that this is a conditional use in a B-3 zoning district. We understand that this appeal is scheduled for hearing on July 28, 2015.

SITE

3617 Wilkens Avenue is located on the south side of the street, at the intersection with Southwestern Boulevard. This property measures approximately 242' by 260' and contains approximately 1.206 acres, and is currently improved with a one-story detached McDonald's Restaurant. This site is zoned B-3-1.

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 (§6-408). In this case, the property was last authorized for use as offices and for retail sales, which are permitted uses in this B-3 Community Commercial District.

Neighborhood Impact: There should be minimal impact, if any, on the surrounding area or community, due to the height of the existing structure on the subject property, the size of the antenna, and the height at which it 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.

TransForm Baltimore: This property would become part of a C-2 District (Proposed Zoning Map Area 8-D) 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 10-301).

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 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: Alexandra Bull, Appellant