


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 / East side of 6 th Street 433' North of Church Street, Known as 5229 6 th Street		

TO

DATE:

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

January 3, 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 erect a 120' tall monopole and a related equipment shelter surrounded by an 8' tall fence. The Zoning Administrator has determined that this is a conditional use in a R-5 District, and that a variance of Zoning Code permitted projections and obstructions requirements is needed for the surrounding fence for approval of this application. We understand that this appeal is scheduled for hearing on January 14, 2014.

SITE

This property is located on the east side of 6th Street in Anne Arundel County, with the northeastern portion of the lot lying within Baltimore City, approximately 175' north of the intersection with Church Street in Anne Arundel County. This property measures approximately 280' by 359' (with a triangular portion approximately 280' wide and 103' deep contained within Baltimore City) and is currently improved with religious institutional buildings located in Anne Arundel County and associated off-street parking. The Baltimore City portion of this site is zoned R-5 and is located within the Brooklyn and Curtis Bay Strategic Neighborhood Action 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). The proposed design of the monopole would include 15 panel antennas for use by the applicant, and would make available monopole space for attachment of additional antennas by future carriers.

Neighborhood Impact: There may be some impact on the surrounding area or community, due to the height of the monopole on the subject property, its proposed location next to a large public park, 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.

Re: East side of 6th Street 433' North of Church Street,
Known as 5229 6th Street

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 remain part of a R-5 District (Proposed Zoning Map Area 13-A) in which wireless telecommunications antennas, facilities, and towers would be conditional uses (Table 9-301).

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be subject to these conditions in addition to any conditions which the Board may establish:

- The panel 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: Hillorie Morrison, Appellant