


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 / 1300 East Northern Parkway		

TO

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

DATE: January 3, 2014

REQUEST

The Department of Planning has received Hillorie Morrison's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Verizon Wireless, to expand an existing related equipment compound for an existing telecommunications tower, and attach additional antennas to the tower/ monopole. We understand that this appeal is scheduled for hearing on January 14, 2014.

SITE

1300 East Northern Parkway is located on the northwest corner of the intersection with Loch Raven Boulevard. This property measures approximately 2,000' along Northern Parkway by 545'5" along Loch Raven Boulevard and contains approximately 23.396 acres, and is currently improved with a 2-story school building known as Mercy High School. 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). The applicant is requesting approval to modify an existing conditional use.

Neighborhood Impact: There should be minimal impact, if any, on the surrounding area or community, due to the height and placement of the existing antenna tower 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.

TransForm Baltimore: This property would become part of a EC-1 District (Proposed Zoning Map Area 3-B) in which wireless telecommunications antennas and facilities would be conditional uses (§12-501 (a)(9) and §14-339).

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 others on the existing tower, 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; 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