

FROM	NAME & TITLE	TJS THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 5715 PARK HEIGHTS AVENUE		

TO

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

DATE: July 29, 2009

REQUEST

The Department of Planning has received Richard Rothrock's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Clearwire, to mount additional antennas on the rooftop. Antennas will be flush-mounted on the existing penthouse façade with related equipment cabinets mounted on a 7' x 10' steel platform on the main roof level. We understand this appeal is scheduled for hearing on August 4, 2009.

SITE

5715 Park Heights Avenue is located on the northeast side of the street, approximately 91' southeast of the intersection with Trainor Avenue. This property contains ±0.898 acres of land and is currently improved with a nine-story 123-unit apartment building measuring approximately 180' by 66'. This site is zoned R-7.

ANALYSIS

Conditional Use: In this zoning district, telecommunications antennas are a conditional use, requiring approval by the Board (§4-1004). In this case, the appellant would like to attach the antennas to the penthouse structure.

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 (±100' AGL).

RECOMMENDATION

The Department of Planning recommends approval of the appeal, with the following conditions:

- The antennas and related equipment must be painted to match the building, 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.

TJS/ewt

cc: Mr. Richard Rothrock, Appellant