


Thelo Ngonang for

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 / 300 Light Street (and 320 Light Street)		

TO

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

DATE: August 12, 2013

REQUEST

The Department of Planning has received Verizon Wireless' Board of Municipal and Zoning Appeals (BMZA) conditional use application to add telecommunications equipment and antennas to the existing structures at 300 and 320 Light Street. The Zoning Administrator has determined that this is a conditional use in a B-5 District. We understand that this appeal is scheduled for hearing on August 20, 2013.

SITE

300 Light Street is located on the west side of the street, approximately 125'4" north of the intersection with Conway Street. This property measures approximately 244'7" by 304' and contains approximately 1.721 acre, and is currently improved with a 14-story hotel building. Adjoining to its south is a connected multi-level parking garage known as 320 Light Street, which is at the northwest corner of Light and Conway Streets. This site is zoned B-5-2 and is located within the Inner Harbor Project I Urban Renewal 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 (§6-608). The application indicates that there would be additional communications equipment placed within the parking garage structure, while new panel antennas would be mounted on upper exterior surfaces of the garage's stair tower.

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.

Urban Renewal Plan: This property is located in the Inner Harbor Project I Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

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.

However, this site is directly across Light Street from a significant historical resource, the U.S.S. "Constellation".

TransForm Baltimore: This property would become part of a C-5-DC District (Proposed Zoning Map Area 14-B) 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). “Wireless telecommunications antenna” means “a device, the surface of which is used to transmit or receive radio-frequency signals, microwave signals, or other signals transmitted to or from other antennas, but excludes satellite dish antennas (§1-314 (A)). “Wireless telecommunications facility” means “an unstaffed structure used to house and protect the equipment necessary for processing telecommunications signals” and includes air conditioning equipment and emergency generators (§1-314 (B)).

RECOMMENDATION

The Department of Planning recommends approval of this appeal, subject to these conditions:

- The antennas and related equipment must be painted to match the building, 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: Verizon Wireless, Appellant