


This Nguyen 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 / 555 Russell Street (Oriole Park at Camden Yards)		

TO

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

DATE: August 13, 2013

REQUEST

The Department of Planning has received Verizon Wireless' Board of Municipal and Zoning Appeals (BMZA) application to add telecommunications equipment and antennas to existing structures known as the Camden Warehouse and the Stadium's light fixtures. The Zoning Administrator has determined that this is a conditional use in a M-2 District *. We understand that this appeal is scheduled for hearing on August 20, 2013.

*(The part of the proposed installation on the Stadium light fixtures in the M-2 District is permitted; the part of the proposed installation on the Camden Warehouse, separately addressed as 333 West Camden Street, is a conditional use. The combination of these two installations forms this single application pertaining to Oriole Park at Camden Yards.)

SITE

555 Russell Street is located on the east side of the street at the curve formed by its intersection with Camden Street. This property contains approximately 21.375 acres, and is currently improved with a professional baseball stadium. This part of the Oriole Park at Camden Yards site is zoned M-2-2. Adjoining to its east is an historic eight-story 1,166' long office building known as 333 West Camden Street or the Camden Warehouse Building that extends southward from the south side of Camden Street. This part of the site is zoned B-5-1. The entire sports and office complex is located within the Carroll Camden Urban Renewal Plan area.

ANALYSIS

Conditional Use: In the B-5 zoning district, antenna towers, microwave relay towers, and similar installations for communications transmission or receiving, are a permitted use, requiring approval by the Board (§6-608). The application indicates that there would be additional communications equipment placed within the Warehouse structure's top floor, while new panel antennas would be mounted on upper exterior surfaces of its elevator penthouse towers. Separately, there would be panel antennas placed on light fixtures at the stadium, where they are permitted by the separate M-2 zoning of the stadium.

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 Carroll Camden 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 property is adjacent to a significant historical site, Camden Station.

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