


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 / 735-737 South Broadway		

TO

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

DATE: August 28, 2013

REQUEST

The Department of Planning has received Andrew Martin's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of Cellco Partnership/ Verizon Wireless, to install antennas on the roof of the building on the property and place related equipment on the roof. The Zoning Administrator has determined that this is a conditional use in a B-3-2 District. We understand that this appeal was originally scheduled for hearing on April 2, 2013, but has been postponed to September 3, 2013.

SITE

735-737 South Broadway is located on the northeast corner of the intersection with Lancaster Street. This L-shaped property measures approximately 52' along Broadway by 76'8" along Lancaster Street and is currently improved with a three-story attached corner commercial building covering nearly all of the lot. This site is zoned B-3-2 and is located within the Fells Point Historic District.

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 (§6-408). The applicant is proposing to add antennas to an existing array of antennas atop the roof of the premises.

Neighborhood Impact: There would be an impact 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 and location at which they would be placed. The applicant has worked with the community and the Commission for Historical and Architectural Preservation (CHAP) to design one or more "stealth" enclosure(s) for much of the antennas and equipment, and to place all of this on the building roof in a way that minimizes the visual impact of the installation.

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. The applicant has worked with CHAP to minimize the amount and visibility of all new installations on the roof of the premises.

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:

- 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.

The subject property is located within the Fells Point District, a locally and nationally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). The applicant will remain in contact with CHAP to complete the review process applicable to their project.

TransForm Baltimore: This property would be zoned C-1-E (Proposed Zoning Map Area 7-D) in which wireless telecommunications antennas would be permitted if using a stealth design, and conditional if not using a stealth design.

RECOMMENDATION

Because Commission for Historical and Architectural Preservation staff have determined that visibility of the antennas may require a full CHAP hearing if a large “stealth” enclosure is required for the proposed antennas and related equipment, 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 antennas and related equipment must be painted to match the building, or placed within an approved enclosure, to ensure they are visually unobtrusive, as determined by the Commission for Historical and Architectural Preservation; and
- The antennas and related equipment will remain mounted as illustrated in the plans and elevations approved by the Commission for Historical and Architectural Preservation; and
- The applicant will adequately mitigate any adverse effect as specified by the Commission for Historical and Architectural Preservation.

TJS/wya/mf

cc: Andrew Martin, Appellant