


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 / 1713 East Pratt Street		

TO

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

DATE: September 5, 2014

REQUEST

The Department of Planning has received Ryan Dear's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Verizon Wireless, to install an additional rooftop antenna facility with 16 telecommunications antennas and related equipment. The Zoning Administrator has determined that this is a conditional use in a R-8 Zoning District. We understand that this appeal is scheduled for hearing on September 9, 2014.

SITE

1713 East Pratt Street is located on the southwest corner of the intersection with Regester Street. This property measures approximately 153'4" along Pratt Street by 80' along Regester Street and contains approximately 0.343 acre, and is currently improved with a combination one and five-story commercial building covering most of the lot. This site is zoned R-8 and is located within the Upper Fells Point National Register Historic District, and is bordered on its south and west by the Fells Point Historic District, a local and national 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 (§4-1103). In this case, the property was last authorized for use as a restaurant, which is a nonconforming use in this R-8 General Residence District.

Neighborhood Impact: There could be some 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 at which they will be placed. The applicant should work with historic preservation staff of the Planning Department to minimize the visibility of the proposed installation as a whole, including the 16 antennas.

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:

- 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.

Additionally, this property abuts a small portion of the northernmost boundary of the Fells Point Historic District, from which it is visible.

TransForm Baltimore: This property would remain part of a R-8 District (Proposed Zoning Map Area 7-D) 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 9-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal, subject to these conditions in addition to any conditions which the Board may establish:

- Any exposed antennas or related equipment must be painted to match the building, to ensure that it is visually unobtrusive; and
- The panel antennas and related equipment will remain mounted as illustrated in the plans and elevations submitted to and approved by 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: Ryan Dear, Appellant