

TJA

|             |                       |                                                                          |                                     |                                                                                     |
|-------------|-----------------------|--------------------------------------------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------|
| <b>FROM</b> | NAME & TITLE          | THOMAS J. STOSUR, DIRECTOR                                               | CITY of<br>BALTIMORE<br><b>MEMO</b> |  |
|             | AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING<br>417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR |                                     |                                                                                     |
|             | SUBJECT               | BMZA / 520 Washington Boulevard                                          |                                     |                                                                                     |

**TO** Mr. David Tanner, Executive Director  
Board of Municipal and Zoning Appeals  
417 East Fayette Street, 14<sup>th</sup> Floor

DATE: February 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 three antennas and related equipment on the rooftop of the existing structure. The Zoning Administrator has determined that this is a conditional use in a B-4 District. We understand that this appeal is scheduled for hearing on February 11, 2014.

**SITE**

520 Washington Boulevard is located on the north side of the street, approximately 135’9” northeast of the intersection with Greene Street. This property measures approximately 52’3” along Washington Boulevard and contains approximately 0.055 acre, and is currently improved with a three-story attached commercial building covering the entire lot. This site is zoned B-4-1 and is located within the Market Center 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 (§4-1103). The antennas would be mounted on the rooftop, and related equipment would be placed elsewhere nearby on the rooftop.

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

Neighborhood Impact: There should be minimal impact, if any, on the surrounding area or community, due to the height and size of the antennas, and the height and location at which they will be placed.

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.

TransForm Baltimore: This property would remain part of the C-5-DC District (Proposed Zoning Map Area 14-A) 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).

**RECOMMENDATION**

The Department of Planning recommends that approval of this appeal be conditional upon the these conditions in addition to any conditions which the Board may establish:

- 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: Ryan Dear, Appellant