


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 201 East University Parkway		

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

DATE: March 12, 2010

### REQUEST

The Department of Planning has received Cricket Wireless' Board of Municipal and Zoning Appeals (BMZA) application to install 3 antennas and associated equipment on the rooftop of the existing building. We understand that this appeal is scheduled for hearing on March 16, 2010.

### SITE

201 East University Parkway is located on the south side of the street, between Calvert Street and Guilford Avenue. This property is the northern part of two consolidated city blocks and is currently improved with an 11-story hospital building. This site is zoned R-10.

### ANALYSIS

Conditional Use: In this zoning district, public utility uses, including antenna towers, microwave relay towers, and similar installations for communications transmission or receiving, are a conditional use, requiring approval by the Board (§4-1303).

Neighborhood Impact: There should be minimal 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.

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 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.

**RECOMMENDATION**

The Department of Planning recommends approval of the 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.

TJS/ewt/mf

cc: Cricket Wireless, Appellant