


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 / 4301 West Bay Avenue		

TO

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

DATE:

April 12, 2010

REQUEST

The Department of Planning has received Clearwire's Board of Municipal and Zoning Appeals (BMZA) application to co-locate antennas and associated equipment on the existing tower on the property, with a cabinet located on a proposed platform in a fenced compound. We understand that this appeal is scheduled for hearing on April 13, 2010.

SITE

4301 West Bay Avenue is located on the east side of the street between Hammer Court and Filbert Street. This 6.8-acre property is currently improved with a one-story school building known as Curtis Bay Elementary School. This site is zoned R-5.

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 (§4-803).

Neighborhood Impact: There should be minimal impact on the surrounding area or community, due to the height and interior location of the existing tower 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 tower, to ensure they are visually unobtrusive; and
- The antennas and related equipment will remain mounted as illustrated in the plans and elevations submitted to Planning.

TJS/ewt/mf

cc: Clearwire, Appellant