

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Stole / for T. J.S.</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 5310 Harford Road		

TO

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

DATE: April 12, 2012

REQUEST

The Department of Planning has received Cricket Communications' Board of Municipal and Zoning Appeals (BMZA) application to install 3 antennas and related equipment on the rooftop of a religious institutional building. We understand that this appeal is scheduled for hearing on April 17, 2012.

SITE

5310 Harford Road is located on the northwest corner of the intersection with Echodale Avenue. This property measures approximately 402'4" along Harford Road by 149'2" along Echodale Avenue and contains approximately 57,941 square feet, and is currently improved with a group of five religious institutional buildings. This site is zoned B-2-2 and is located across Echodale Avenue from the Lauraville National Register 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 (§6-308). The applicant is proposing to locate the antennas atop the existing three-story elementary school building near the middle of the site.

Neighborhood Impact: There should be minimal impact, if any, on the surrounding area or community, due to the height and placement of the existing building on the subject property, the size of the antennas, the height at which they will be placed, and their placement atop an existing structure.

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

The property is also immediately adjacent to a National Register Historic District.

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be subject to these conditions:

- The antennas and related equipment must be painted to match the building, 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; 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: Cricket Communications, Appellant