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|------|-----------------------|--|---|---|
| FROM | NAME & TITLE          | THOMAS J. STOSUR, DIRECTOR <i>File for T. J.S.</i>                       | CITY of<br>BALTIMORE<br><br><b>MEMO</b> |  |
|      | AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING<br>417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR |   |   |
|      | SUBJECT               | BMZA / 5405-5407 North Charles Street                                    |   |   |

TO

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

DATE: April 12, 2012

**REQUEST**

The Department of Planning has received Cricket Communications' Board of Municipal and Zoning Appeals (BMZA) application to install 4 antennas in the church steeple using "stealth" design, and related equipment in the steeple and on the ground beside the church building. We understand that this appeal is scheduled for hearing on April 17, 2012.

**SITE**

5405-5407 North Charles Street is located on the southeast corner of the intersection with Northern Parkway. This property measures approximately 472'8" along Charles Street by 248'8" along Northern Parkway and contains approximately 3.837 acres, and is currently improved with a religious institutional building. This site is zoned R-1 and is located in the York Road Strategic Neighborhood Action Plan area and the Homeland 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 (§4-203). The applicant is proposing to locate the antennas in the steeple atop the existing building on site.

Neighborhood Impact: There should be minimal impact, if any, on the surrounding area or community, due to the height of the existing building on the subject property, the size of the antennas, the height at which they will be placed, and their placement inside 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
- A property, or within a district, listed on the National Register of Historic Places.

**RECOMMENDATION**

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

- The related equipment not located inside the steeple must be painted to match the building, to ensure it is 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