


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Shole/for T. Stosur</i>	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 4437-4449 Belair Road		

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 3 additional antennas and related equipment on the rooftop of the premises. We understand that this appeal is scheduled for hearing on April 17, 2012.

**SITE**

4437-4449 Belair Road is located on the southeast corner of the intersection with Seidel Avenue. This property measures approximately 90'8" by 180' and contains approximately 0.369 acre, and is currently improved with a two-story residential mixed-use building covering the lot. This site is zoned B-3-2.

**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 (§6-408). The applicant is proposing to locate the antennas on the parapet walls at the top of 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, 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.

However, this property is located across Belair Road from the Arcadia-Beverly Hills National Register Historic District, and thus antenna installation near the front façade of the building could create a visual impact upon that 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 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: Cricket Communications, Appellant