


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 / 1200 Greenmount Avenue		

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

DATE: May 15, 2015

REQUEST

The Department of Planning has received Hillorie Morrison's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Verizon Wireless, to install antennas and related equipment on the rooftop of an existing structure. The Zoning Administrator has determined that this is a conditional use in a B-3 Zoning District. We understand that this appeal is scheduled for hearing on May 19, 2015.

SITE

1200 Greenmount Avenue is located on the northwest corner of the intersection with Biddle Street, and extends northwesterly to the southeast corner of the intersection of Brentwood Avenue and Preston Street. This property measures approximately 269'2" along Greenmount Avenue, 154'7" along Biddle Street, 244'5" along Brentwood Avenue, and 137'11" along Preston Street, and is currently improved with a seven-story detached multiple-family residential building known as Johnston Square Apartments. This site is zoned B-3-3 and is located within the Johnston Square Urban Renewal Plan area and the Old East Baltimore 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 (§6-408). In this case, the property was last authorized for use as offices, which is a permitted use in this B-3 Community Commercial District.

Urban Renewal Plan: This property is located in the Johnston Square Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

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.

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Re: 1200 Greenmount Avenue

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.

TransForm Baltimore: This property would become part of a R-8 District (Proposed Zoning Map Area 7-A) in which wireless telecommunications antennas that comply with stealth design standards would be permitted uses; if not so complying, they would be conditional uses (Table 9-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal, subject to these conditions:

- The antennas and related equipment, where visible from across or along Greenmount Avenue, Preston Street, or Brentwood Avenue, 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: Hillorie Morrison, Appellant