


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 / 4401 Roland Avenue		

TO

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

DATE: May 23, 2011

REQUEST

The Department of Planning has received Cricket Communications, Inc.'s Board of Municipal and Zoning Appeals (BMZA) application to add three antennas on the penthouse and associated equipment on the rooftop of the premises. We understand that this appeal is scheduled for hearing on May 29, 2012.

SITE

4401 Roland Avenue is located on the southeast corner of the intersection with Cold Spring Lane. This property measures approximately 343'7" along Roland Avenue by 250'9" along Cold Spring Lane and contains approximately 2.502 acres, and is currently improved with a six-story condominium apartment building. This site is zoned R-6 and is located in the Roland Park National Register Historic District.

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 (§4-903).

Neighborhood Impact: There should be minimal impact on the surrounding area or community, due to the height of the building and rearward location of the existing penthouse on the roof of 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:

- 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 penthouse, 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/wa/mf

cc: Cricket Communications, Inc., Appellant