

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 5250 Moravia Road		

TO

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

DATE: May 18, 2012

### REQUEST

The Department of Planning has received Bruce Hoffmaster's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of iSignal, Inc., to add two antennas on an existing 550' tall antenna tower and place an equipment cabinet on a platform within a gated compound near the base of the tower. We understand that this appeal is scheduled for hearing on May 29, 2012.

### SITE

5250 Moravia Road is located on the east side of the street, approximately 360' north of the intersection with Sinclair Lane. The property proposed for use by the applicant is currently occupied by a 550' tall tower. This site is zoned B-2-1.

### 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). This site is in a predominantly commercial area. The applicant is proposing to use the tower to mount two communications antennas below its top at a height of approximately 367'.

Neighborhood Impact: There should be minimal impact, if any, on the surrounding area or community, due to the height of the existing tower 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.

### **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 tower, 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: Bruce Hoffmaster, Appellant