


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 / 820 South Caton Avenue		

TO

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

DATE: May 21, 2012

REQUEST

The Department of Planning has received Cricket Communications, Inc.'s Board of Municipal and Zoning Appeals (BMZA) application to install three antennas and related equipment on the rooftop of the existing mid-rise building. We understand that this appeal is scheduled for hearing on May 29, 2012.

SITE

820 South Caton Avenue is located on the northwest corner of the intersection with Wilkens Avenue. This property measures approximately 327'9" along Caton Avenue and contains approximately 2.099 acres, and is currently improved with a nine-story detached multi-family residential building measuring approximately 180' by 60' that is known as Primrose Place. 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). This site is in a predominantly commercial area where two major roadways cross, although it is developed as mid-rise apartment housing.

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.

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 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: Cricket Communications, Inc., Appellant