


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 / 5250 Moravia Road		

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

DATE: May 31, 2013

REQUEST

The Department of Planning has received Harold Bernadzikowski's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of Verizon Wireless, to install 12 new panel antennas at a height of 131' on an existing tower, and install an equipment cabinet containing a back-up generator on an existing ground pad. The Zoning Administrator has determined that this is a modification of conditional use in a B-2 District. We understand that this appeal is scheduled for hearing on June 11, 2013.

SITE

5250 Moravia Road is located on the east side of the street, approximately 375' north of the intersection with Sinclair Lane. This property measures approximately 187'10" along Moravia Road and contains approximately 7.122 acres and is currently improved with a telecommunications tower and two equipment cabinet structures. 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). Any change to that use, including any expansion, relocation, or structural alteration, is subject to the procedures and requirements imposed by this article on conditional uses (§3-306.b.2).

Neighborhood Impact: There should be minimal impact, if any, on the surrounding area or community, due to the 550' 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.

TransForm Baltimore: This property would become part of a C-2 District (Proposed Zoning Map Area 8-B) in which wireless telecommunications antennas, facilities, and towers would all be conditional uses (Table 10-301); thus there would be no change in the zoning status of this property's use.

RECOMMENDATION

The Department of Planning recommends that approval of this appeal be subject to these conditions, in addition to any conditions which the Board may establish:

- The antennas and related equipment must be painted to match the tower, 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: Harold Bernadzikowski, Appellant