


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 / 160 Oldham Street		

TO

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

DATE: May 16, 2013

REQUEST

The Department of Planning has received Paul Whitley's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of American Tower Corporation, to install an 80 kW generator on a concrete pad inside an existing equipment compound on the property. We understand that this appeal was scheduled for hearing on May 14, 2013, but has been rescheduled for hearing on June 11, 2013.

SITE

160 Oldham Street is located on the west side of the street, approximately 266' south of the intersection with Lombard Street. This property measures approximately 250' in frontage on Oldham Street and contains approximately 2.657 acres, and is currently unimproved except for an existing telecommunications antenna at the western end of the property near the railroad tracks and a small communications equipment shed next to the tower. This site is zoned R-8 and is located within the Southeast Neighborhoods Development (SEND) Master Plan area.

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 (§4-1103). The applicant is requesting approval for installation of equipment accessory to this use, which is a modification of the approved conditional use.

Neighborhood Impact: There should be minimal impact, if any, on the surrounding area or community, due to the location at which the generator will be placed, and the distance from occupied residences.

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 the condition that 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.

Mr. David Ianner, BMZA
Executive Director
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Re: 160 Oldham Street

TJS/wya/mf

cc: Paul Whitley, Appellant