


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Stole for T.J.S.</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 108-110 East West Street		

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

DATE: June 16, 2010

REQUEST

The Department of Planning has received Paul Whitley's Board of Municipal and Zoning Appeals (BMZA) application to co-locate additional wireless communications antennas in the bell tower of the church, including replacing broken louvers with new louvers, and to place an outdoor equipment cabinet on a 10' by 20' concrete pad by the back of the church, the cabinet to be surrounded by a board fence 8' in height. We understand that this appeal is scheduled for hearing on June 22, 2010.

SITE

108-110 East West Street is located on the north side of the street, approximately 136' east of the intersection with Light Street. This property measures approximately 290' by 119' and contains approximately 0.575 acre, and is currently improved with the Leone-Holy Cross Roman Catholic Church and a parsonage. This site is zoned R-8 and is located within the Federal Hill South National Register Historic District.

ANALYSIS

Conditional Use: In this zoning district, antenna towers, microwave relay towers, and similar installations for communications transmission and receiving, are a conditional use, requiring approval by the Board (§4-1103).

Neighborhood Impact: There should be minimal impact, if any, on the surrounding area or community, due to the height of the existing bell tower on the subject property, the size of the antennas, and the fact that they will be placed inside the existing church bell tower (spire).

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. This application makes use of co-location.

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, conditioned upon these requirements:

- All external portions of antennas and related equipment must be painted to match the building, 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: Paul Whitley, Appellant