


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Shole/for T.J.S.</i>	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: June 14, 2010

REQUEST

The Department of Planning has received Jerome Schiavino's Board of Municipal and Zoning Appeals (BMZA) application to add antennas and a prefabricated shelter to an existing cellular telephone communications tower. We understand that this appeal is scheduled for hearing on June 22, 2010.

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).

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, the height at which they will be placed, and the distance from occupied residences.

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 the following conditions:

- 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: Jerome Schiavino, Appellant