


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 / 55 Market Place		

TO

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

DATE: September 5, 2014

REQUEST

The Department of Planning has received Jack Andrews' Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Verizon Wireless, to install four antennas flush-mounted on the exterior wall of the parking garage and equipment cabinets and related equipment within the garage. The Zoning Administrator has determined that this is a conditional use in a B-5 Zoning District. We understand that this appeal is scheduled for hearing on September 9, 2014.

SITE

55 Market Place is located on the east side of the street, north of the intersection with Lombard Street. This property is currently improved with a two-story commercial building known as Power Plant Live integrated with a six-level parking garage. This site is zoned B-5-2 and is located within the Central Business District Urban Renewal 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 (§6-608). In this case, the property was last authorized for use as an ice cream store, a permitted use in this B-5 Central Commercial District.

Urban Renewal Plan: This property is located in the Central Business District Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

Neighborhood Impact: There may be some impact 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 (see comment below under Historical and Architectural Preservation).

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:

- A property adjacent to a property and a district listed on the Maryland Inventory of Historic Properties
- A property adjacent to a property and a district listed on the National Register of Historic Places.

Accordingly, the applicant must comply with conditions stated in the letter dated August 11, 2014 addressed to Trileaf Environmental and Property Consultants concerning this property.

TransForm Baltimore: This property would become part of a C-5-DC District (Proposed Zoning Map Area 14-B) in which wireless telecommunications antennas that comply with stealth design standards would be permitted uses; if not so complying, they would be conditional uses (Table 10-301).

RECOMMENDATION

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

- The exposed antennas and related equipment must be painted to match the building, to ensure that they are visually unobtrusive; and
- The antennas and related equipment will remain mounted as illustrated in the plans and elevations to be submitted to and approved by 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: Jack Andrews, Appellant