


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 3600 O'Donnell Street / 3601 Dillon Street		

TO

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

DATE: October 10, 2013

**REQUEST**

The Department of Planning has received Verizon Wireless' Board of Municipal and Zoning Appeals (BMZA) conditional use application to install 20 flush-mounted panel antennas, painted to match the building façade, and a 515 square feet equipment platform with equipment and a generator on the rooftop of the building. The Zoning Administrator has determined that this is a conditional use in a B-2 District. We understand that this appeal is scheduled for hearing on October 15, 2013.

**SITE**

3600 O'Donnell Street, also known as 3601 Dillon Street, is located on the northeast corner of O'Donnell and Conkling Streets and the southeast corner of Dillon and Conkling Streets. This property measures approximately 201'1" along O'Donnell Street by 300' and is currently improved with a ten-story building. This site is zoned B-2-2 and is located within the Brewers Hill Planned Unit Development.

**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).

Neighborhood Impact: There should be minimal impact, if any, 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.

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 listed on the Maryland Inventory of Historic Properties; and,
- A property listed on the National Register of Historic Places.

**Planned Unit Development:** This property is located in the Brewers Hill Planned Unit Development, where the ordinance does not prohibit or further restrict the proposed use in this district, but does impose a requirement that the design of exterior alterations or additions to structures within the PUD be approved by the Planning Commission as a Minor Amendment to the Development Plan for the PUD.

**TransForm Baltimore:** This property would become part of a TOD-2 District (Proposed Zoning Map Area 8-C) 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 12-402). "Wireless telecommunications antenna" means "a device, the surface of which is used to transmit or receive radio-frequency signals, microwave signals, or other signals transmitted to or from other antennas, but excludes satellite dish antennas (§1-314 (A)). "Wireless telecommunications facility" means "an unstaffed structure used to house and protect the equipment necessary for processing telecommunications signals" and includes air conditioning equipment and emergency generators (§1-314 (B)).

### **RECOMMENDATION**

The Department of Planning recommends approval of this appeal, subject to these conditions:

- The antennas and related equipment must be painted to match the building, to ensure they are visually unobtrusive, as approved by Planning; and
- The panel antennas and related equipment will remain mounted as illustrated in the plans and elevations 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.

Approval of the design and placement of the antennas and related equipment must be granted by the Planning Commission as a Minor Amendment to the Final Development Plan for the Brewers Hill Planned Unit Development. The applicant should contact the Land Use and Urban Design Division of the Department of Planning for additional information.

TJS/wya/mf

cc: Verizon Wireless, Appellant