


FROM	NAME & TITLE	THOMAS V. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 201 North Charles Street		

TO

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

DATE: October 5, 2012

REQUEST

The Department of Planning has received Justin Bannwarth's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of FMHC Corporation/ World Class Wireless LLC, to locate two microwave dishes (described in an attachment to the application as "Andrew parabolic shield antennas") and amplifiers on an existing rooftop communications platform. We understand that this appeal is scheduled for hearing on October 30, 2012.

SITE

201 North Charles Street is located on the northeast corner of the intersection with Lexington Street. This property measures approximately 132'2" by 126'7" and is currently improved with a 27-story office-commercial building covering almost the entire lot. This site is zoned B-4-2 and is located within the Central Business District Urban Renewal Plan area. Although not in an historic district, this property adjoins both the Business and Government Center and the Cathedral Hill National Register Historic Districts.

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 (§6-508). Microwave antennas (satellite dishes) are a permitted use (§6-506).

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.

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.

However, this property adjoins two National Register Historic Districts, and thus the applicant must mitigate any impact upon properties in those districts.

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; 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: Justin Bannwarth, Appellant