


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 / 210 West Baltimore Street		

TO

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

DATE: November 25, 2013

**REQUEST**

The Department of Planning has received Timothy Dwyer's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of Verizon Wireless, to install three panel antennas on an existing penthouse and install related equipment on an outdoor rooftop platform. The Zoning Administrator has determined that this is a conditional use in a B-4 District. We understand that this appeal is scheduled for hearing on November 26, 2013.

**SITE**

210 West Baltimore Street is located on the north side of the street, approximately 66' east of the intersection with Howard Street. This property measures approximately 130'11" by 156'3" and contains approximately 0.470 acre, and is currently improved with an eight-level parking garage building covering the entire lot. This site is zoned B-4-2 and is located within the Market Center Urban Renewal Plan area and the Market Center National Register Historic District.

**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). In this case, the property was last authorized for use as a parking garage, which is a permitted use in this B-4 Central Business District.

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

Neighborhood Impact: There should be minimal impact, if any, on the surrounding area or community, due to the height of the existing building (and its elevator penthouse) 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:

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- 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.

TransForm Baltimore: This property would become part of a C-5 DC District (Proposed Zoning Map Area 14-A) 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). The stealth design standards would include conditions consistent with those recommended here below.

### **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 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: Timothy Dwyer, Appellant