


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 / 401 East 25 th Street		

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

DATE: November 21, 2013

REQUEST

The Department of Planning has received Hillorie Morrison's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of Verizon Wireless, to install up to 16 additional antennas on the roof of the building on the property and place related equipment on the roof of the building. The Zoning Administrator has determined that this is a conditional use in a O-R-3 District. We understand that this appeal is scheduled for hearing on November 26, 2013.

SITE

401 East 25th Street is located on the south side of the street, between Barclay Street and Brentwood Avenue. This property measures approximately 212' by 150' and is currently improved with a 12-story multi-family apartment building measuring approximately 160' by 66', known as The Brentwood. This site is zoned O-R-3 and is located within the Barclay Urban Renewal 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 (§6-408). The applicant is proposing to add antennas to an existing array of antennas atop the roof of the premises.

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

Neighborhood Impact: There would be minimal 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 and location at which they would 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 not:

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- 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.

TransForm Baltimore: This property would be zoned R-10 (Proposed Zoning Map Area 7-A) in which wireless telecommunications antennas would be permitted if using a stealth design, and conditional if not using a stealth design (Table 9-301). The stealth design standards would include conditions consistent with those recommended here below.

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be 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, or placed within an approved enclosure, to ensure they are visually unobtrusive;
- The antennas and related equipment will remain mounted as illustrated in the plans and elevations approved by the Commission for Historical and Architectural Preservation; and
- The applicant will adequately mitigate any adverse effect as specified by the Commission for Historical and Architectural Preservation.

TJS/wya/mf

cc: Hillorie Morrison, Appellant