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| **FROM** | NAME & TITLE | THOMAS J. STOSUR, DIRECTOR | **CITY of** |
| | AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8TH FLOOR | **BALTIMORE** **MEMO** |
| | SUBJECT | BMZA / 1201 Dundalk Avenue | |

CNA

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

DATE:  November 27, 2015

### REQUEST

The Department of Planning has received Michael Weiland's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Verizon Wireless, to co-locate one small-cell wireless antenna on the rooftop of the existing building, with related equipment installed on the rooftop. The Zoning Administrator has determined that this is a conditional use in a B-2 zoning district. We understand that this appeal is scheduled for hearing on December 1, 2015.

### SITE

1201 Dundalk Avenue is located on the southeast corner of the intersection with German Hill Road. This property measures approximately 142' along Dundalk Avenue by 234' along German Hill Road and contains approximately 0.678 acre, and is currently improved with a two-story detached commercial building measuring approximately 60' by 160'. This site is zoned B-2-2 and is located within the Southeast Neighborhoods Development (SEND) Strategic Neighborhood Action 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 (§6-308). In this case, the property was last authorized for use as an undertaking establishment, which is a permitted use in this B-2 Community Business District.

Neighborhood Impact: There should be minimal impact on the surrounding area or community, due to the location of the existing building on the subject property, the size of the antenna, and the height at which it will be placed, if the proposed antenna and related equipment are placed within a "stealth" enclosure or otherwise are integrated with the surface finish of the top level of the existing building, which is now a funeral parlor.

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:

- 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 become part of a R-3 District (Proposed Zoning Map Area 8-D) 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 8-301).

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

- The antenna and related equipment must be painted to match the building, to ensure they are visually unobtrusive; and
- The small-cell antenna 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:     Michael Weiland, Appellant

Northeast