


<b>FROM</b>	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 / 200 North Eutaw Street (a.k.a. 221 North Paca Street)		

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

DATE: November 9, 2011

### REQUEST

The Department of Planning has received New Cingular Wireless' Board of Municipal and Zoning Appeals (BMZA) application to attach 12 antennas to an existing parking garage with all related equipment placed on a proposed steel beam on the rooftop. We understand that this appeal is scheduled for hearing on December 6, 2011.

### SITE

200 North Eutaw Street is located on the northwest corner of the intersection with Lexington Street and extends westward to Paca Street. This property measures approximately 255'3" along Eutaw Street and 358'3" along Paca Street by 300'8" and is currently improved with a ten-level parking garage building approximately 121' tall. 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).

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 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 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, 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 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, 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.

**RECOMMENDATION**

The Department of Planning recommends approval of the 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: New Cingular Wireless, Appellant