

Submitted: July 14, 2018
Approved: July 14, 2018

**MINUTES OF THE ROCKVILLE BOARD OF APPEALS
MEETING NO. 03-2018
Saturday, May 5, 2018**

The City of Rockville Board of Appeals convened in open session in the Mayor and Council Chambers at 9:00 a.m. on Saturday, May 5, 2018

PRESENT

Alan Frankle, Chair
Dr. Peter Mork

Staff Present: Jodi Schulz, Sr. Assistant City Attorney
Jim Wasilak, AICP, Chief of Zoning
Bobby Ray, AICP, Planning Supervisor
Cas Chasten, Principal Planner

I. CONVENE IN OPEN SESSION

The meeting was convened at 9:00 a.m. and began with staff introductions. The Board was informed that the scheduled variance, VAR2018-00064, had been continued to the meeting of July 14, 2018 at the request of the project applicant.

II. PUBLIC HEARING

Zoning Waiver Application VAR2018-00063, 101 Monroe Street, which seeks the following: (1) a waiver of the nineteen (19) foot height limit to allow a sixty (60) foot tall telecommunications tower to be located on the roof of a building; and, (2) a waiver from the required setback (1:1 setback to height ratio) from the edge of the building's roof. The property is zoned MXTD (Mixed Use Transit District). Planner: Cas Chasten 240-314-8223.

Mr. Chasten presented the staff report and the recommendation to approve VAR2018-00063 for 101 Monroe Street. Mr. Chasten reminded the Board that this case was tabled from the April 7, 2018 meeting to allow for notification of a needed waiver from Section 25.09.06.b.1.d of the Zoning Ordinance, and confirmed that the necessary notification had been made.

Mr. Justin Blanset of NB+C, LLC., representing the applicant, presented the project on behalf of the property owner.

Chair Frankle asked several questions regarding the structural stability of comparable antennas and towers. Chair Frankle asked if there was any data regarding the failure of such towers. Mr. Blanset stated that tower failures are so rare an occurrence that there was no data available.

Dr. Mork confirmed with Mr. Blanset that the placement of the proposed tower and antenna would not interfere with existing communication installations.

There were no other speakers and the public hearing was closed at 9:16 a.m. After the Board deliberation, Dr. Mork made the following motion:

Approve VAR2018-00063, subject to the conditions listed in the staff report and based upon the findings listed in the staff report.

The motion was seconded by Chair Frankle and unanimously approved 2-0.

II. COMMISSION ITEMS

A. OLD BUSINESS

There was no old business to discuss.

B. NEW BUSINESS:

There was no new business to discuss.

C. MINUTES

Dr. Mork moved, seconded by Chair Frankle, to approve the April 7, 2018 regular session minutes. The motion passed 2-0.

D. ADJOURNMENT

There being no further business to come before the Board, the meeting adjourned at 9:19 a.m.