



Borough of Doylestown Zoning Hearing Board

HEARING AGENDA

Thursday, June 22, 2017

7:00 pm

Lenape Middle School –Auditorium
313 West State Street Doylestown, PA 18901

I. Call to Order

II. Decisions: None

III. Applications:

ZHB #2016-21 - Crown Castle NG East LLC, which requests a special exception pursuant to Section 613(2) and a variance from Section 613(8)(A)(1) of the Doylestown Borough Zoning Ordinance to permit the replacement of the existing PECO utility pole which is 28 ft., 6 in. in height with a new pole measuring approximately 38 ft., 6 in., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **213 Murray Drive** in the R-2 Zoning District of the Borough.

ZHB #2016-22 - Crown Castle NG East LLC, which requests a special exception pursuant to Section 613(2) and a variance from Section 613(8)(A)(1) of the Doylestown Borough Zoning Ordinance to permit the replacement of the existing PECO utility pole which is 29 ft., 9 in. in height with a new pole measuring approximately 38 ft., 6 in., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **225 Hillcrest Drive** in the R-2 Zoning District of the Borough.

ZHB #2016-23 - Crown Castle NG East LLC, which requests a special exception pursuant to Section 613(2) and a variance from Sections 613(8)(A)(1) and 613(8)(A)(5) of the Doylestown Borough Zoning Ordinance to permit the replacement of the existing PECO utility pole which is 23 ft., 2 in. in height with a new pole measuring approximately 43 ft., on top of which would be attached a 5 ft., 10 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **75 Atkinson Drive** in the RC Zoning District of the Borough.

ZHB #2016-24 - Crown Castle NG East LLC, which requests a special exception pursuant to Section 613(2) and a variance from Sections 613(8)(A)(1) and 613(8)(A)(5) of the Doylestown Borough Zoning Ordinance to permit the replacement of the existing Verizon utility pole which is 23 ft. in height with a new pole measuring approximately 38 ft., 6 in., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **256 N. Broad Street** in the CI Zoning District of the Borough.

ZHB #2016-25 - Crown Castle NG East LLC, which requests a special exception pursuant to Section 613(2) and a variance from Section 613(8)(A)(1) of the Doylestown Borough Zoning Ordinance to permit the replacement of the existing PECO utility pole which is 28 ft. in height with a new pole measuring approximately 38 ft., 6 in., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **349 North Street** in the R-2 Zoning District of the Borough.

ZHB #2016-26 - Crown Castle NG East LLC, which requests a special exception pursuant to Section 613(2) and a variance from Section 613(8)(A)(1) of the Doylestown Borough Zoning Ordinance to permit the replacement of the existing PECO utility pole which is 24 ft. in height with a new pole measuring approximately 38 ft., 6 in., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **160 N. Hamilton Street** in the CR Zoning District of the Borough.

ZHB #2016-27 - Crown Castle NG East LLC, which requests a special exception pursuant to Section 613(2) and a variance from Section 613(8)(A)(1) of the Doylestown Borough Zoning Ordinance to permit the replacement of the existing PECO utility pole which is 34 ft. in height with a new pole measuring approximately 47 ft., 6 in., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **169 N. Franklin Street** in the CR Zoning District of the Borough.

ZHB #2016-28 - Crown Castle NG East LLC, which requests a special exception pursuant to Section 613(2) and a variance from Section 613(8)(A)(1) of the Doylestown Borough Zoning Ordinance to permit the replacement of the existing Verizon utility pole which is 29 ft. in height with a new pole measuring approximately 29 ft., on top of which would be attached a 4 ft. fiberglass pole (total pole height of 33 ft.), attached to which would be an antenna measuring 5 ft., 5 in. In addition, utility equipment (shroud box) would be attached to the pole located in front of **230 N. West Street** in the R-2 Zoning District of the Borough.

ZHB #2016-29 - Crown Castle NG East LLC, which requests a special exception pursuant to Section 613(2) and a variance from Section 613(8)(A)(1) of the Doylestown Borough Zoning Ordinance to permit the replacement of the existing Verizon utility pole which is 34 ft., 3 in. in height with a new pole measuring approximately 38 ft., 6 in., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **498 W. Court Street** in the R-2 Zoning District of the Borough.

ZHB #2016-30 - Crown Castle NG East LLC, which requests a special exception pursuant to Section 613(2) and a variance from Section 613(8)(A)(1) of the Doylestown Borough Zoning Ordinance to permit the replacement of the existing PECO utility pole which is 34 ft., 8 in. in height with a new pole measuring approximately 43 ft., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **354 E. Court Street** in the R-2 Zoning District of the Borough.

ZHB #2016-31 - Crown Castle NG East LLC, which requests a special exception pursuant to Section 613(2) and a variance from Section 613(8)(A)(1) of the Doylestown Borough Zoning

Ordinance to permit the replacement of the existing PECO utility pole which is 28 ft., 3 in. in height with a new pole measuring approximately 34 ft., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **2 School Hill Drive** in the R-1 Zoning District of the Borough.

ZHB #2016-32 - Crown Castle NG East LLC, which requests a special exception pursuant to Section 613(2) and a variance from Section 613(8)(A)(1) of the Doylestown Borough Zoning Ordinance to permit the replacement of the existing PECO utility pole which is 29 ft., 6 in. in height with a new pole measuring approximately 38 ft., 6 in., on top of which would be attached a 5 ft., 8 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **63 McKinstry Drive** in the R-1 Zoning District of the Borough.

ZHB #2016-33 - Crown Castle NG East LLC, which requests a special exception pursuant to Section 613(2) and a variance from Section 613(8)(A)(1) of the Doylestown Borough Zoning Ordinance to permit the replacement of the existing Verizon utility pole which is 29 ft., 10 in. in height with a new pole measuring approximately 34 ft., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **250 Hillendale Drive** in the R-1 Zoning District of the Borough.

ZHB #2016-34 Crown Castle NG East LLC, which requests a special exception pursuant to Section 613(2) and a variance from Section 613(8)(A)(1) of the Doylestown Borough Zoning Ordinance to permit the replacement of the existing PECO utility pole which is 30 ft., 6 in. in height with a new pole measuring approximately 38 ft., 6 in., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **51 Clemmens Road** in the R-1 Zoning District of the Borough.

ZHB #2017-09 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1), 613(5)(A)(1), and 502 (table of dimensional requirements) of the Doylestown Borough Zoning Ordinance to permit the construction of a metal pole, to be owned by the applicant, measuring approximately 32 ft. in height, on top of which would be attached 5 ft., 4 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole. The pole would be located in front of **110 Old Dublin Pike** in the R-2A Zoning District of the Borough.

ZHB #2017-10 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1) and 406(49.3) of the Doylestown Borough Zoning Ordinance to permit the replacement of the existing PECO utility pole which is 28 ft., 8 in. in height with a new pole measuring approximately 34 ft., on top of which would be attached a 5 ft., 10 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **228 E. Court Street** in the R-2 Zoning District of the Borough.

ZHB #2017-12 - Crown Castle NG East LLC, which requests a special exception pursuant to Section 613(2) and a variance from Sections 613(8)(A)(1) of the Doylestown Borough Zoning Ordinance to permit the attachment of an antenna to an the existing street light pole owned by the Borough, which is currently 23 ft. in height. The pole would be extended to 35 ft. In addition, utility

equipment (shroud box) would be attached to the pole located in front of **2 Pearl Drive** in the R-2 Zoning District of the Borough.

ZHB #2017-13 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1), 613(5)(A)(1), and 502 (table of dimensional requirements) of the Doylestown Borough Zoning Ordinance to permit the construction of a wood pole measuring approximately 32 ft., on top of which would be attached a 5 ft., 4 in. antenna, owned by the applicant. In addition, utility equipment (shroud box) would be attached to the pole. The pole would be located in front of **280 Veterans Ln.** in the RC Zoning District of the Borough.

ZHB #2017-14 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1) and 406(49.3) of the Doylestown Borough Zoning Ordinance to permit replacement of an existing Verizon utility pole which is 39 ft., 6 in. in height with a new pole measuring approximately 38 ft., 6 in., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **22 E. Ashland Street** in the CR Zoning District of the Borough.

ZHB #2017-15 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1), 613(5)(A)(1), and 502 (table of dimensional requirements) of the Doylestown Borough Zoning Ordinance to permit the construction of a wood pole measuring approximately 43 ft. in height, to be owned by the applicant, on top of which would be attached a 5 ft. 8 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole. The pole would be located in front of **399 Lacey Avenue** in the R-2 Zoning District of the Borough.

ZHB #2017-16 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1) and 406(49.3) of the Doylestown Borough Zoning Ordinance to permit the replacement of PECO utility pole which is 34 ft., 4 in. in height, with a new pole measuring approximately 38 ft., 6 in., on top of which would be attached a 5 ft., 10 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **130 Wood Street** in the CC Zoning District of the Borough.

ZHB #2017-18 - Crown Castle NG East LLC, which requests a special exception pursuant to Section 613(2) and a variance from Sections 613(8)(A)(1) and 502 (table of dimensional requirements) of the Doylestown Borough Zoning Ordinance to permit the construction of a wood pole measuring approximately 43 ft. in height, to be owned by the applicant, on top of which would be attached a 5 ft. 10 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **241 Harvey Avenue** in the CI Zoning District of the Borough.

ZHB #2017-19 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1), 613(5)(A)(1), and 502 (table of dimensional requirements) of the Doylestown Borough Zoning Ordinance to permit the construction of a wood pole measuring approximately 38 ft. 6 in. in height, to be owned by the applicant, on top of which would be attached a 5 ft., 6 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole. The pole would be located in front of **180 Union Street** in the CR Zoning District of the Borough.

ZHB #2017-20 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1) and 406(49.3) of the Doylestown Borough Zoning Ordinance to permit the replacement of a PECO utility pole which is 29 ft., 8 in. in height, with a new pole measuring approximately 34 ft., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **74 Broad Street** in the O Zoning District of the Borough.

ZHB #2017-22 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1) and 406(49.3) of the Doylestown Borough Zoning Ordinance to permit the replacement of a PECO utility pole which is 39 ft., 1 in. in height, with a new pole measuring approximately 43 ft., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **288 Maple Avenue** in the R-2 Zoning District of the Borough.

ZHB #2017-23 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1) and 406(49.3) of the Doylestown Borough Zoning Ordinance to permit the replacement of a PECO utility pole which is 30 ft. in height, with a new pole measuring approximately 43 ft., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **298 Mechanics Street** in the R-2 Zoning District of the Borough.

ZHB #2017-25 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1) and 406(49.3) of the Doylestown Borough Zoning Ordinance to permit the replacement of a PECO utility pole which is 29 ft., 4 in. in height, with a new pole measuring approximately 38 ft., 6 in., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **1 Harvey Avenue** in the CR Zoning District of the Borough.

ZHB #2017-27- Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1) and 406(49.3) of the Doylestown Borough Zoning Ordinance to permit the replacement of a PECO utility pole which is 34 ft., 1 in. in height, with a new pole measuring approximately 47 ft., 6 in., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **412 Linden Avenue** in the R-2 Zoning District of the Borough.

ZHB #2017-28 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1) and 406(49.3) of the Doylestown Borough Zoning Ordinance to permit the replacement of a PECO utility pole which is 34 ft., 7 in. in height, with a new pole measuring approximately 43 ft., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **70 W. Oakland Avenue** in the CC Zoning District of the Borough.

ZHB #2017-29 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1) and 406(49.3) of the Doylestown Borough Zoning Ordinance to permit the replacement of a PECO utility pole which is 29 ft., 8 in. in height, with a new pole measuring

approximately 38 ft., 6 in. on top of which would be attached a 5 ft., 9 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **165 Mary Street** in the CR Zoning District of the Borough.

ZHB #2017-30 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1), 613(5)(A)(1), 502 (table of dimensional requirements), and 406(49.2) of the Doylestown Borough Zoning Ordinance to permit the construction of a metal pole measuring approximately 23 ft. in height, to be owned by the applicant, on top of which would be attached a 5 ft., 4 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole. The pole would be located in front of **84 E. Oakland Avenue** in the CR Zoning District of the Borough.

ZHB #2017-31 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1) and 406(49.3) of the Doylestown Borough Zoning Ordinance to permit the replacement of a Verizon utility pole which is 24 ft., 2 in. in height, with a new pole measuring approximately 28 ft., 2 in. on top of which would be attached a 5 ft., 9 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **222 E. Ashland Street** in the R-2 Zoning District of the Borough.

ZHB #2017-33 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1) and 406(49.3) of the Doylestown Borough Zoning Ordinance to permit the replacement of a Verizon utility pole which is 29 ft. in height, with a new pole measuring approximately 34 ft., on top of which would be attached a 5 ft., 10 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **200 Jefferson Street** in the R-2 Zoning District of the Borough.

ZHB #2017-34 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1) and 406(49.3) of the Doylestown Borough Zoning Ordinance to permit the replacement of a Verizon utility pole which is 40 ft., 2 in. in height, with a new pole measuring approximately 38 ft., 6 in., on top of which would be attached a 5 ft., 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **242 Lafayette Street** in the R-2 Zoning District of the Borough.

ZHB #2017-35 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1) and 406(49.3) of the Doylestown Borough Zoning Ordinance to permit the replacement of a Verizon utility pole which is 29 ft., 7 in. in height, with a new pole measuring approximately 38 ft., 6 in., on top of which would be attached a 5 ft., 7 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole located in front of **105 Green Street** in the CR Zoning District of the Borough.

ZHB #2017-36 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1), 502 (table of dimensional requirements), 613(5)(A)(1), and 406(49.2) of the Doylestown Borough Zoning Ordinance to permit the construction of a wood pole measuring approximately 47 ft., 6 in. in height, to be owned by the applicant, on top of which would be attached a 5 ft. 5 in. antenna. In addition, utility equipment (shroud box) would be attached to the

pole. The pole would be located in front of **199 S. Clinton Street** in the RC-1 Zoning District of the Borough.

ZHB #2017-38 - Crown Castle NG East LLC, which requests a variance from Sections 613(8)(A)(1), 502 (table of dimensional requirements), and 613(5)(A)(1) of the Doylestown Borough Zoning Ordinance to permit the construction of a wood pole measuring approximately 38 ft., 6 in. in height, to be owned by the applicant, on top of which would be attached a 5 ft., 10 in. antenna. In addition, utility equipment (shroud box) would be attached to the pole. The pole would be located in front of **105 Homestead Drive** in the R-1 Zoning District of the Borough.

Crown Castle NG East, LLC, which appeals from a April 21, 2017 zoning determination that found thirty (30) zoning applications filed by the applicant were administratively incomplete.

Crown Castle NG East, LLC, which challenges the substantive validity of the Doylestown Borough's "Wireless Communications Facilities" zoning amendment, Ordinance No. 2015-12, adopted August 17, 2015, amending the Doylestown Borough Zoning Ordinance and the Doylestown Borough's Fee Schedule, 2017, approved December 19, 2016.