



Township of Abington

Wayne C. Luker, *President*
Steven N. Kline, *Vice President*
Richard J. Manfredi, *Manager*
Jay W. Blumenthal, *Treasurer*

Zoning Hearing Notice

Notice is hereby given that the Zoning Hearing Board of the Township of Abington will hold a meeting as required by the Township's Zoning Ordinance at the Abington Township Administration Building, 1176 Old York Road, Abington, Pennsylvania, on:

Monday, November 6, 2017 at 7:00 p.m., at which time a public hearing will commence on the following application:

17-16: This is the application **Crown Castle NG East, LLC**. The applicant, has submitted an application to replace the existing utility pole within the public-right-of-way in front of the property located 872 Jenkintown Road, Elkins Park, Pa. Dimensional variances are required from the Main Street District Low Dimensional Requirements found within Figure 10.19 of the Zoning Ordinance of the Township of Abington for both the proposed height of the replacement pole and setback of the equipment proposed to be installed. This is the replacement of an existing non-conforming service site. The applicant proposes to replace the existing utility pole with a new pole 48 feet, 10 inches in height and installed replacement communication equipment on the newly installed pole.

The property is zoned within the Main Street District Low of Ward #4 of the Township of Abington. A copy of the application and site plan are on file with the Planning & Zoning Office and is available for review during normal business hours.

By Order of the Zoning Hearing Board.

Mark A. Penecale
Planning & Zoning Officer

Note: There is a 30 day period after the date the decision is rendered for any and all aggrieved persons to file an appeal in the appropriate court to contest the actions of the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board Approval during the 30 day appeal period, do so at their own risk. If there are questions that you may have, please feel free to contact the Zoning Officer at 267-536-1014. If you are unable to attend the hearing, written comment may be entered into the record by submitting them in advance of the hearing to the Planning & Zoning Officer.

Zoning Hearing Board Application

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000



This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site.

The Undersigned herein makes application for:

- [] Request for Variance from the Zoning Ordinance.
[] Request for a Special Exception as provided by the Zoning Ordinance.
[] Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number:
N/A - PennDOT Right-of-Way N/A

2. Name and address of the applicant: Phone number:
Crown Castle NG East LLC 412-562-8362
3200 Horizon Drive, Suite 150
King of Prussia, PA 19406

3. Name and address of the attorney: Phone number:
Shawn N. Gallagher, Esq. 412-562-8362
301 Grant St., 20th Floor
Pittsburgh, PA 15219

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application.
Example: equitable owner, agent, lessee, etc.

Applicant has agreement with PECO, the owner of the utility pole, to install wireless telecommunications facilities on the pole

5. Description of the property:

Address/location 872 Jenkintown Rd, Elkins Park, PA 19027

Present use Utility Pole/Wireless Communications Facility

Proposed improvement Replace existing pole and upgrade existing wireless telecommunications facilities

Zoning Hearing Board Application

Abington Township, PA

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- 6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:

The Township zoning officer as stated that dimensional variances are required because the proposed replacement pole and related facilities exceed the height and setback requirements in the MS-L District.

- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:
See Attached Exhibit "A"

- 8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.

Grounds for relief to be presented at hearing pursuant to procedures set forth in the Municipalities Planning Code

- 9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.

None

- 10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.

Evidence to be provided at hearing in accordance with the procedures set forth in the Municipalities Planning Code

[Handwritten Signature]

Signature of Applicant

N/A

Signature of Owner

Internal Validation:

Date Received: *9/20/17*

Fee Paid: *\$1,000.00*

Case: *17-16*

check # 160546

Rec # 183166

[Handwritten Signature]

Signature of the Zoning Officer

Exhibit A

Ordinance Section	Ordinance Requirement	Requested Relief
Zoning Ordinance § 1006 (Fig. 10.19)	Maximum building height in MS-L District: 35'	48'10'' requested
Zoning Ordinance § 1006 (Fig. 10.19)	Minimum setbacks: Front: No minimum Side: 10' Rear: 20'	Request to place tower within minimum setbacks. The tower is not located on a "lot," but rather in the public ROW. Accordingly, this provision should not apply. To the extent deemed applicable by the Zoning Hearing Board, Crown Castle requests a variance.
Zoning Ordinance § 2805(B)(4)(a)	Towers must be set back a distance of 75% of the height of tower from any adjoining lot line	Request to place tower within 75% of the height of the tower from adjoining lot lines. The tower is not located on a "lot," but rather in the public ROW. Accordingly, this provision should not apply. To the extent deemed applicable by the Zoning Hearing Board, Crown Castle requests a variance.
Zoning Ordinance § 2805(B)(5)(Fig. 28.1)	Towers must be located 200 ft. or 300% of pole height from single-family residential uses, whichever is greater.	Request to place tower within 200 ft. of single family residential uses. The tower is not located on a "lot," but rather in the public ROW. Accordingly, this provision should not apply. To the extent deemed applicable Zoning Hearing Board, Crown Castle requests a variance.



PROFESSIONAL ENGINEER
EXPIRES 09-30-2017

Brian M. Mulligan
SIGNATURE

06-05-17
DATE



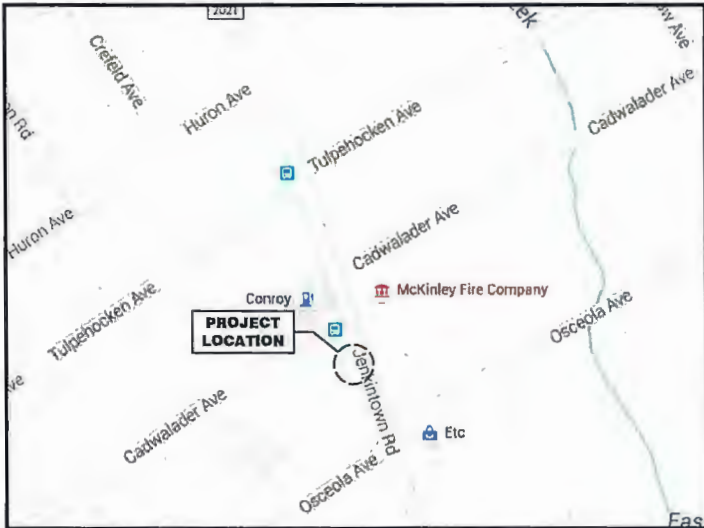
Crown Castle NG East LLC
Elkins Park, PA
Jurisdiction: Abington

INDEX TO SHEETS

1. TITLE, LOCATION MAP, NODE PLACEMENT
2. EXISTING POLE CONFIGURATION
3. PROPOSED POLE CONFIGURATION
4. PROPOSED EQUIPMENT DETAILS

PROJECT DETAIL: SEE SHEETS 3 AND 4.
GENERAL NOTES:
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION OVER THE WORK AND ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO: FACILITY OWNER, UTILITY COMPANY, LOCAL MUNICIPALITIES, STATE AND FEDERAL AGENCIES, THE NATIONAL ELECTRIC SAFETY CODE, THE NATIONAL ELECTRIC CODE, AND THE TELECOMMUNICATIONS INDUSTRY ASSOCIATION.

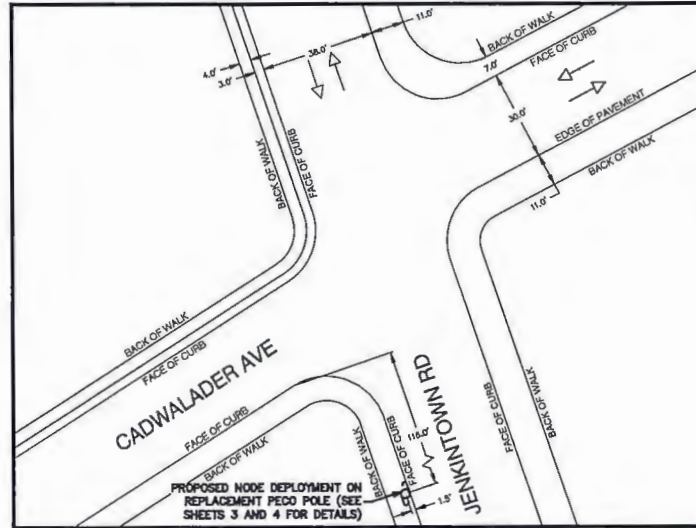
Proposed Distributed Antenna System (DAS) Node Installation



LOCATION MAP

Latitude: 40.08291°N
Longitude: -75.11350°W

NOT TO SCALE



NODE PLACEMENT

872 Jenkintown Rd
Existing PECO wood pole to be replaced
West on Jenkintown Rd and 1st pole South
of Cadwalader Ave
Pole ID: 59892

NOT TO SCALE



PENNSYLVANIA ACT 287 REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH

ENGINEER:
hbk ENGINEERING
HKB ENGINEERING, LLC
431 WEST VAN BUREN, SUITE 100
CHICAGO, IL 60607
PHONE: (312) 424-0700 FAX: (312) 412-2333
STATE OF ILLINOIS DEPARTMENT
OF PROFESSIONAL REGULATION
LICENSE NO. 184402.00

OWNER/DEVELOPER:
CROWN CASTLE

NODE LOCATION:
872 Jenkintown Rd
Elkins Park, PA
Jurisdiction: Abington

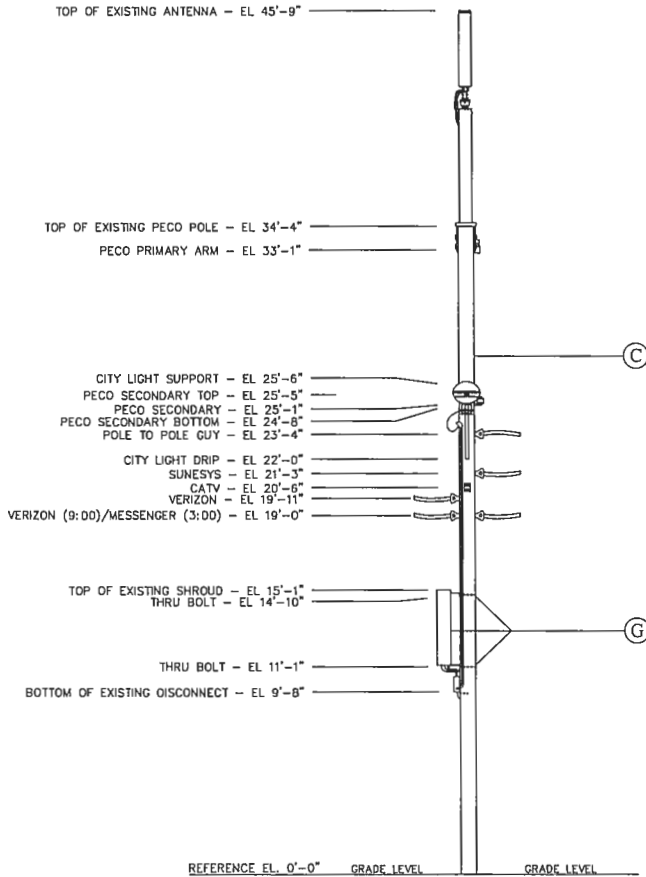
REVISIONS

REV	DATE	DESCRIPTION	BY
00	05-28-18	FOR CC REVIEW	AFL
01	08-21-18	PER STRUCTURAL ANALYSIS	AMW
02	07-28-18	PER SO LETTER	AMW
03	08-05-17	FOR PERMIT	AMW

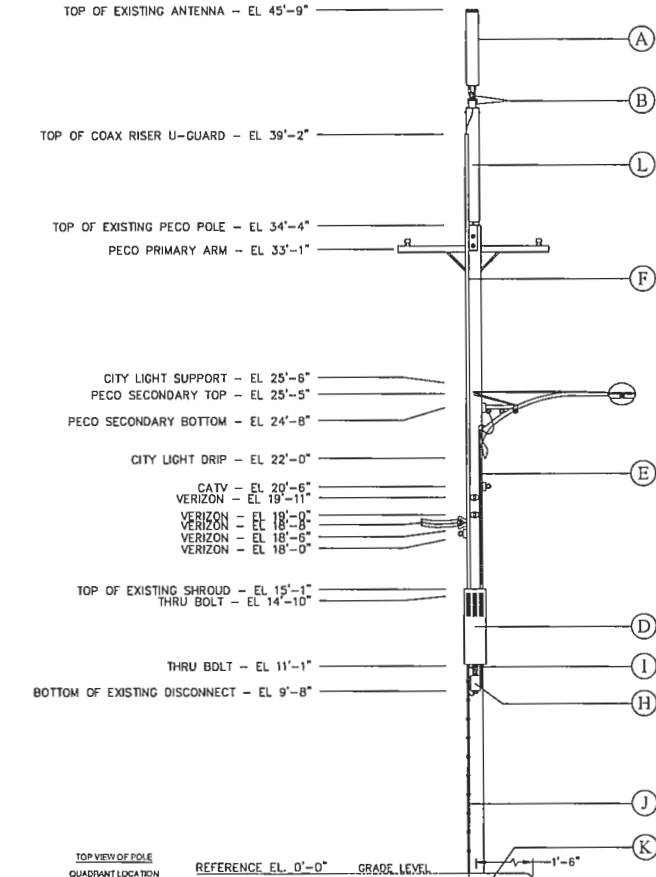
DRAWN BY	CHECKED BY	APPROVED BY
AFL	AMW	BMM

PROJECT NUMBER	18-0284
FILE NAME	MBC025
POLY/DWG	Ply Mtg/CC Phila/NE Phila
DATE DRAWN	05-20-18

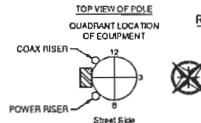
Crown Castle NG East LLC
EXISTING POLE CONFIGURATION



EXISTING POLE DETAIL
LOOKING SOUTHWEST



EXISTING POLE DETAIL
LOOKING NORTHWEST



CROWN NODE ID
MBC025

- (A) EXISTING GMR DIRECTIONAL ANTENNA TO BE REMOVED
- (B) EXISTING JAYBEAM MOUNTING KIT W/ SPLITTER TO BE REMOVED
- (C) EXISTING POLE TO BE REPLACED WITH CLASS 2-50 HEIGHT 43'-0" CIRCUM - 42" (6" FROM BUTT)
- (D) EXISTING 1 - 10W-17P REMOTE UNIT 32.7" x 6.1" x 3.8" (HWID) - 33 lbs ANDREW WIRELESS SOLUTIONS TO BE REMOVED AND REINSTALLED
- (E) EXISTING 1/2" CONDUIT WITH #8/C CABLE TO BE REMOVED EXISTING SECONDARY SERVICE TO BE RELOCATED TO NEW POLE
- (F) EXISTING 2" RISER GUARD TO BE REMOVED EXISTING FIBER OPTIC CABLE TO BE RELOCATED TO NEW POLE EXISTING COAXIAL CABLE(S) AND GROUND CABLE TO BE REMOVED
- (G) EXISTING 1 - EQUIPMENT SUPPORT BRACKET WITH THRU-BOLT ASSEMBLY AND DRIPKID 45" x 14" x 8.5" (HWID) - 18 lbs TO BE REMOVED
- (H) EXISTING SQUARE D MAIN DISCONNECT BOX 4" x 8" x 8" (HWID) - 5 lbs BREAKER 120/240 VAC SINGLE PHASE TO BE REMOVED
- (I) EXISTING FIBER OPTIC CABLE TO BE RELOCATED TO NEW POLE EXISTING COAXIAL CABLE TO BE REMOVED
- (J) EXISTING #4 SOL. CU GROUND COVERED SD WIRE MOLDING, 1/2" ID x 12' LG. STAPLES, 1/2" x 2", GALK EXISTING GROUND WIRE AND MOLDING TO BE REMOVED
- (K) EXISTING 3/8" x 8' LG CU POINTED GROUND ROD AND CLAMP TO REMAIN
- (L) EXISTING 10-44 FIBERGLASS POLE TOP EXTENSION - 102 lbs TO BE REMOVED

ENGINEER:
hbk ENGINEERING
hbk ENGINEERING, LLC
501 WEST VAN DYKE RD, SUITE 100
CHICAGO, IL 60607
PHONE: (312) 432-8070 FAX: (312) 432-8034
STATE OF ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION LICENSE NO. 181400-08

OWNER/DEVELOPER:
CROWN CASTLE

NODE LOCATION:
872 Jenkintown Rd
Elkins Park, PA
Jurisdiction: Abington

REVISIONS

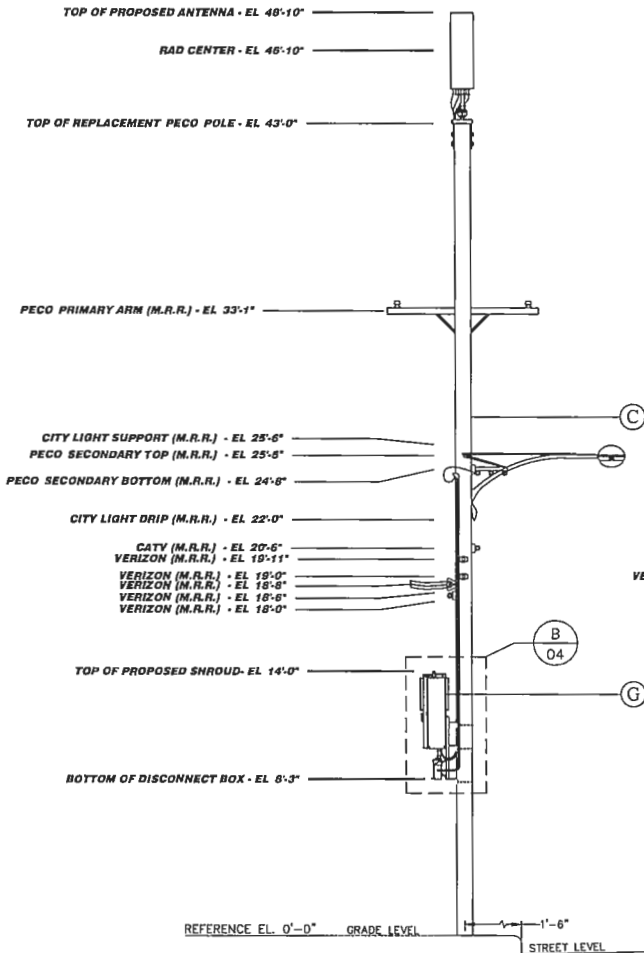
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02	07-08-18	PER 2C LETTER	AMW
03	06-05-17	FOR PERMIT	AMW

OWNER BY	CHECKED BY	APPROVED BY
AFL	AMW	BMM

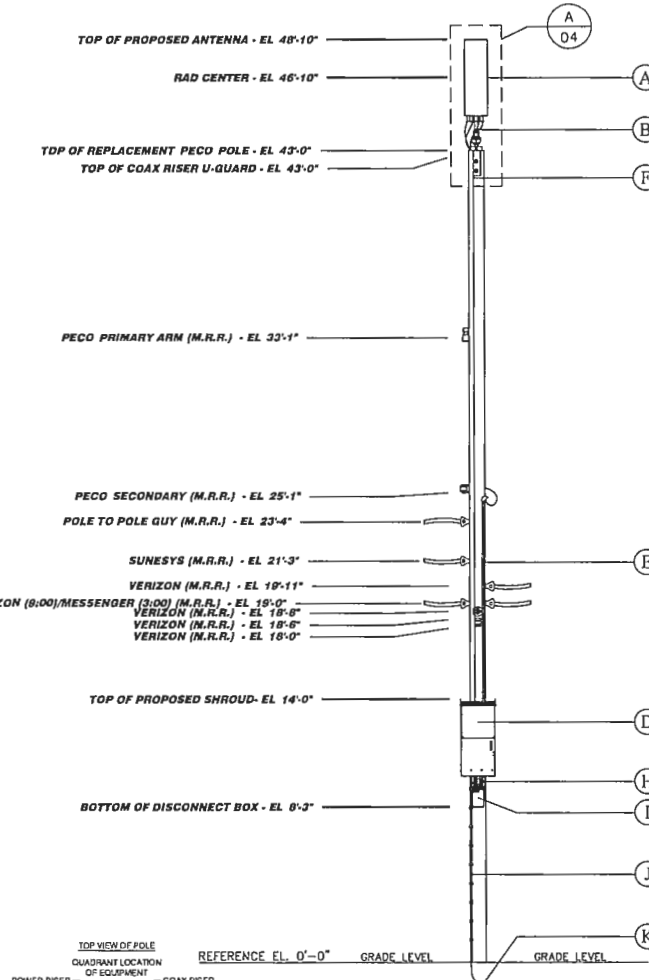
PROJECT NUMBER	16-0284
FILE NAME	MBC025
POLYGON	Ply Mtg/CC Phila/NE Phila
DATE DRAWN	05-20-18

Crown Castle NG East LLC
PROPOSED POLE CONFIGURATION

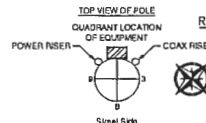
CROWN NODE ID: **MBC025**



**PROPOSED POLE DETAIL
LOOKING NORTHWEST**



**PROPOSED POLE DETAIL
LOOKING NORTHEAST**



- (A) INSTALL 1 GALTRONICS EXTENT TRIPPLE BAND OMNI ANTENNA 46.0" x 14.8" (HDA) - 33.1 lbs
GALTRONICS EXTENT - MODEL CS-CT12-B1
INSTALL 1 - 7/8" ODN WALE ANTENNA CAPS
INSTALL 5 - SMA ODN CONNECTORS
MODEL NUMBER: UDF-304-12
- (B) INSTALL HP COMMUNICATIONS POLE MOUNTING BRACKET
MODEL - 0024 (WEIGHT - 28 lbs)
- (C) EXISTING POLE TO BE REPLACED WITH
CLASS 2-50 HEIGHT 43'-0" CIRCUM= 42" (6" FROM BUTT)
INSTALL ION REMOTE UNITS:
1 - EXISTING ION CROCKET ION-M 17P
33.2" x 61.1" x 3.8" (HAWGID) - 33 lbs
2 - NEW (OAC) VERIZON ION-M 7P/7RP
32.7" x 61.1" x 3.8" (HAWGID) - 44 lbs
INSTALL 5 - SMA IN CONNECTORS
MODEL NUMBER UDF-304-12
NOTE: EQUIPMENT LOCATED INSIDE SHROUD
- (D) INSTALL NEW 1/2" PVC CONDUIT WITH #6/C POWER CABLE
CONNECT POWER CABLE TO RELOCATED SECONDARY SERVICE
- (E) INSTALL 3" RISER GUARD WITH FIBER OPTIC CABLE, COAXIAL
CABLES AND #4 SOL CU COVERED SO
- (F) INSTALL NEW LOGS 50 EQUIPMENT CABINET
UTILIZE THRU-BOLT ASSEMBLY W/ CHANNEL
47.25" x 21.5" x 13.75" (HAWGID) - 104 lbs
- (G) INSTALL 3 COAXIAL CABLES (50 FT EACH)
- BRESS FIBER AND COAXIAL CABLES INTO SHROUD
- BOND IONS TO BUS BAR INSIDE SHROUD
- RUN GROUND WIRE FROM BUS BAR IN SHROUD TO THE
NEWLY PLACED, COI VERTICAL GROUND AND BOND
- (H) SQUARE D MAIN DISCONNECT BOX
8.58" x 4.68" x 4.00" (HAWGID) - 4.93 lbs
- INSTALL COMMSCOPE ION POWER CORDS AND WIRE PER
MANUFACTURER SPEC'S AND WALS STANDARDS
- SUPPLY AND INSTALL 1 - 15A SINGLE POLE BREAKER PER
CARRIER WITH SINGLE ION
- BOND SHROUD AND DISCONNECT BOX TO THE NEWLY
PLACED, COI VERTICAL GROUND AND BOND
- (I) INSTALL #4 SOL CU GROUND COVERED SO WIRE
1/2" ID x 8' LG. HOLDING 1/2" x 2" STAPLE, GALV.
- (K) INSTALL 5/8" x 8' LG CU POINTED GROUND ROD AND CLAMP

ENGINEER:
hbk ENGINEERING
HBK ENGINEERING, LLC
431 WEST VAN BUREN, SUITE 100
CHICAGO, ILL 60607
PHONE: (312) 324-9700 FAX: (312) 324-9701
STATE OF ILLINOIS DEPARTMENT
OF PROFESSIONAL REGULATION
LICENSE NO. 18428298

OWNER/DEVELOPER:
CROWN CASTLE

NODE LOCATION:
872 Jenkinlown Rd
Elkins Park, PA
Jurisdiction: Abington

REVISIONS

REV	DATE	DESCRIPTION	BY
00	05-26-16	FOR CC REVIEW	AFL
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02	07-05-17	PER CC LETTER	AMW
03	08-05-17	FOR PERMIT	AMW

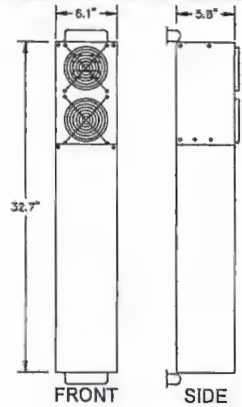
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PROJECT NUMBER: 16-0294
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POLYLINE: Ply Mtg/CC Phila/NE Phila
DATE DRAWN: 05-20-18

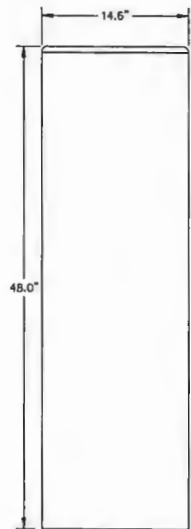
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PROPOSED EQUIPMENT DETAILS

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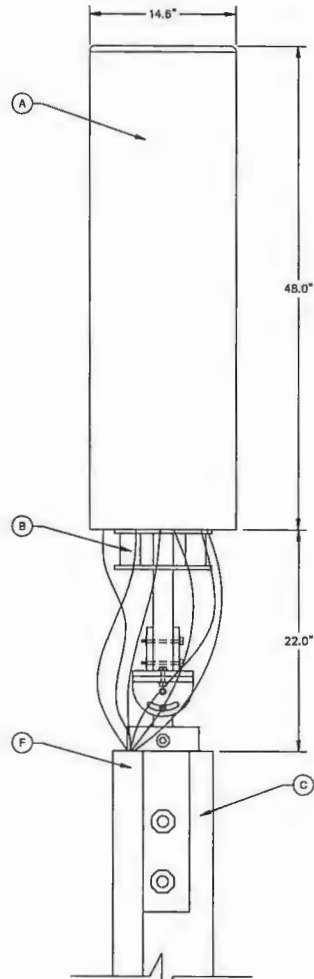
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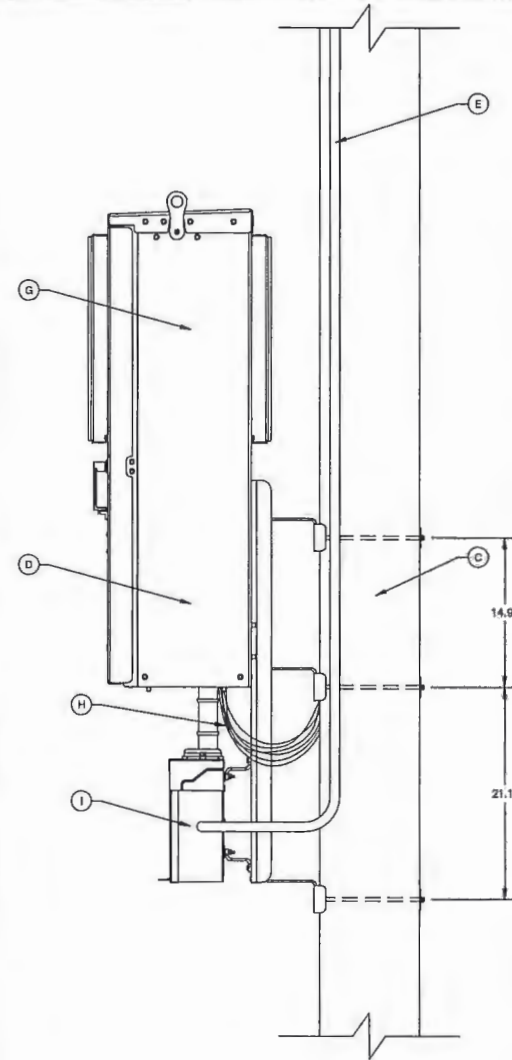
COMMSCOPE
ION-M 7P/17HP



GALTRONICS EXTENT
OMNI ANTENNA
C3-GT2x12-B1



DETAIL "A"
ANTENNA(S) AND
MOUNTING KIT



DETAIL "B"
REPEATER EQUIPMENT

- (A) INSTALL 1 GALTRONICS EXTENT TRIPLE BAND OMNI ANTENNA 48.0" x 14.6" (HxW) - 55.1 lbs
GALTRONICS EXTENT - MODEL C3-GT2x12-B1
- INSTALL 1 - 7/8" OM NI MALE ANTENNA CAPS
- INSTALL 5 - JMA OM CONNECTORS
- MODEL NUMBER UOP-04-12
- (B) INSTALL HP COMMUNICATIONS POLE MOUNTING BRACKET
MODEL - 000M (HEIGHT - 22 lbs)
- (C) EXISTING POLE TO BE REPLACED WITH
CLASS 2-50 HEIGHT 43'-0" CIRCUM = 42" (6" FROM BUTT)
- INSTALL 10N REMOTE LANT:
 - 1 - EXISTING 10N: CROCKET 10N-M 17P
32.7" x 6.1" x 5.8" (HxWxD) - 33 lbs
 - 2 - NEW 10N: VERICON 10N-M 17/TROP
32.7" x 6.1" x 5.8" (HxWxD) - 44 lbs
- INSTALL 5 - JMA 10 CONNECTORS
MODEL NUMBER UOP-04-12
NOTE: EQUIPMENT LOCATED INSIDE SHROUD
- (E) INSTALL NEW 1/2" PVC CONDUIT WITH #6/C POWER CABLE
CONNECT POWER CABLE TO RELOCATED SECONDARY SERVICE
- (F) INSTALL 3" RISER GUARD WITH FIBER OPTIC CABLE, COAXIAL
CABLES AND #4 SOL. CU COVERED SO
- (G) INSTALL NEW LIGHT SO EQUIPMENT CABINET
UTILIZE THRU-ROCK IT ASSEMBLY W/ CHANNEL
47.25" x 21.5" x 13.77" (HxWxD) - 104 lbs
- (H) INSTALL 5 COAXIAL CABLES (50 LF EACH)
 - DRESS FIBER AND COAXIAL CABLES INTO SHROUD
 - BOND KMS TO BUS BAR INSIDE SHROUD
 - RUN GROUND WIRE FROM BUS BAR IN SHROUD TO THE
NEWLY PLACED, CU VERTICAL GROUND AND BOND
- SQUARE D MAIN DISCONNECT BOX
8.50" x 4.88" x 4.00" (HxWxD) - 4.93 lbs
 - INSTALL COMMERCIAL 10N POWER CORDS AND WIRE PER
MANUFACTURER SPECS AND MESC STANDARDS
 - SUPPLY AND INSTALL 1 - 15A SINGLE POLE BREAKER PER
CARRIER WITH SINGLE 10N
 - SUPPLY AND INSTALL 1 - 15A SINGLE POLE 10N
BREAKER PER CARRIER WITH TWO 10NS
 - BOND SHROUD AND DISCONNECT BOX TO THE NEWLY
PLACED, CU VERTICAL GROUND AND BOND
- (J) INSTALL #4 SOL. CU GROUND COVERED SO WIRE
1/2" ID x 8' LG. HOLDING 1/2" x 2" STAPLE, DALV.
- (K) INSTALL 3/8" x 8' LG CU POINTED GROUND ROD AND CLAMP

ENGINEER:

hbk
ENGINEERING

HBK ENGINEERING, LLC
151 WEST VAN BIBBEN BLVD STE 100
CHICAGO, IL 60627
PHONE: (312) 464-0715 FAX: (312) 464-1544
STATE OF ILLINOIS DEPARTMENT
OF PROFESSIONAL REGULATION
LICENSE NO. 0446236

OWNER/DEVELOPER:

**CROWN
CASTLE**

NODE LOCATION:

872 Jenklown Rd
Elkins Park, PA
Jurisdiction: Abington

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DRAWN BY	CHECKED BY	APPROVED BY
AFL	AMW	BMM

PROJECT NUMBER	16-0204
FILE NAME	MBC025
POLYTHON	Ply Mtg/CC Phila/NE Phila
DATE DRAWN	05-20-16

SHEET 4 OF 4