



TOWNSHIP OF UPPER DARBY ZONING HEARING BOARD

AGENDA

March 25, 2025

7:00 PM

Municipal Building Council Room

1. Call to Order
2. Pledge of Allegiance
3. Reorganization
4. Solicitor Announcements
 - i. Executive Sessions
 - ii. Meeting Procedures
 - a. Public Participation and Status Forms

NO NEW APPLICATIONS WILL BE COMMENCED AFTER 10:30 PM
ANY APPLICATION NOT HEARD PRIOR TO 10:30 PM
WILL BE CONTINUED TO APRIL 22, 2025 at 7:00 PM

5. Hearings

- i. **2-1 of 25**
Miguel Angel Uzho (Applicant/Owner)
423 & 425 Kent Road, Upper Darby, PA
Parcel ID Nos. 16-01-00755-00 & 16-01-00756-00
R-3 Residential District
 - a. Variance from Section 550-8.A to permit an athletic field in an R-3 District.
 - b. Variance from Section 550-18.B to permit a recreational use within 5 feet of the property line.
 - c. Variance from 550-39.C to permit a pole height of 16 feet and fence height of 12 feet where 6 feet is permitted.

- ii. **2-2 of 25**
Randal T. Rioux (Applicant/Owner)
3218 Garrett Road, Drexel Hill, PA
Parcel ID No. 16-12-00388-00
R-1 Residential District

Variance from Section 550-40.B(1) to permit an accessory structure in the front yard setback.
- iii. **2-3 of 25**
Lansdowne Tobacco Outlet Corp (Applicant), 1019 West Chester LLC (Owner)
63 North Union Avenue, Unit A, Lansdowne, PA
Parcel ID No. 16-02-02149-00
C-4 Commercial/Industrial District

Special Exception pursuant to Section 550-24.C(3)(a) to permit a smoke shop in the C-4 District.
- iv. **2-5 of 25**
Parkwood Manor Apartments (Applicant/Owner)
83 South State Road, Upper Darby, PA
Parcel ID No. 16-05-01322-00
R-3 Residential District

a. Variance from Section 550-37.E(2)(c) to permit installation of a new ground sign less than 3 feet from the street right-of-way.
b. Variance from Section 550-37.G(1)(b)[3] to permit a sign to be 29 square feet where only 16 square feet is permitted.
- v. **3-1 of 25**
Nicholas Pfaff (Applicant)/Kerri Pfaff (Owner)
913 Rhodes Avenue, Secane, PA
Parcel ID No. 16-13-03014-00
RC-1 Residential District

Variance from Section 550-40.A to permit an accessory building height of 27 feet where only 15 feet is permitted.
- vi. **3-2 of 25**
Michael & Patricia Ianovale (Owner/Applicant)
1101 Edmonds Avenue, Drexel Hill, PA
Parcel ID No. 16-10-00716-00
R-1 Residential District

Variance from Section 550-33.B(5) to permit a driveway if the front yard.
- vii. **3-3 of 25**
Royal Property Investors LLC (Applicant/Owner)
8699-8719 West Chester Pike, Upper Darby, PA
Parcel ID No. 16-08-02767-03
C-1 Commercial District

a. Variance from Section 550-8.A to permit one residential apartment on the second floor of a commercial building.
b. Variance from Section 550-8.B to permit more than one use on a lot.

6. Other Business

7. Adjournment