



TOWNSHIP OF UPPER DARBY ZONING HEARING BOARD

AGENDA

July 22, 2025

7:00 PM

Municipal Building Council Room

1. Call to Order
2. Pledge of Allegiance
3. Solicitor Announcements
 - a. Executive Session(s)
 - b. Continuances (if any)
 - c. Meeting Procedures
 - i. 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 AUGUST 26, 2025

4. Hearings
 - i. **No. 5-6 of 25**
2310-2312 Garrett Road LLC (Owner/Applicant)
2316 Garrett Road, Drexel Hill
Parcel ID No. 16-09-00557-00
R-1 Residential District & Corridor Residential-Office Overlay
 - a. Variance from Section 550-8; Table 3-1 to permit a retail store – convenience.
 - b. Variance from Section 550-33.A; Table 8-1 to permit 0 off-street parking spaces where 5 are required.

Upper Darby Zoning Hearing Board
Agenda – July 22, 2025

ii. No. 5-7 of 25

Ethan D. Latson (Owner/Applicant)
4 Ardmore Avenue, Upper Darby
Parcel ID No. 16-07-00002-00
R-3 Commercial District

- a. Variance from Section 550-39.B(3) to permit a front yard fence to be 0 ft from the right-of-way where 1 ft is required.

iii. No. 6-1 of 25

Rafael & Iris Portugal (Owner/Applicant)
7328 Miller Ave & 7326 Miller Ave, Upper Darby
Parcel ID Nos. 16-05-00912-00 & 16-05-00911-00
R-3 Residential District

- a. Variance from Section 550-33.B(5) to permit a driveway in the required front yard.

iv. No. 6-2 of 25

Thang Q Thuong (Owner/Applicant)
7322 Miller Ave, Upper Darby
Parcel ID No. 16-05-00909-00
R-3 Residential District

- a. Variance from Section 550-33.B(5) to permit a driveway in the required front yard.

v. No. 7-1 of 25

Peaches Mulbah (Owner/Applicant)
610 S. Cedar Ln, Upper Darby
Parcel ID No. 16-07-00311-06
R-3 Residential District

- a. Variance from Section 550-8.A to permit a commercial day-care center.
- b. Variance from Section 550-33.A to permit 4 parking spaces, where 8 parking spaces and four designated passenger loading spaces are required.

vi. No. 7-2 of 25

Siddiq Muhammad (Owner/Applicant)
381 Lakeview Ave, Drexel Hill
Parcel ID No. 16-09-00937-00
R-3 Residential District

- a. Special Exception from Section 550-17.B to allow an Accessory Dwelling Unit (ADU).
- b. Variance from Section 550-17.B(1) To allow an ADU to have a different footprint than the existing detached building.

Upper Darby Zoning Hearing Board
Agenda – July 22, 2025

vii. No. 7-3 of 25

Minhajul Banna Manik (Owner/Applicant)
112 Glendale Rd, Upper Darby
Parcel ID No. 16-03-00499-00
R-3 Residential District

- a. Variance from Section 550-40.B(2) to allow an accessory building to be constructed within 3 ft of the main or primary building.
- b. Variance from Section 550-15.D to allow a rear yard setback of 0 ft where 20 ft is required.

viii. No. 7-4 of 25

Omalio Eliassaint (Owner/Applicant)
7324 Miller Ave, Upper Darby
Parcel ID No. 16-05-00910-00
R-3 Residential District

- a. Variance from Section 550-33.B(5) to permit a driveway in the required front yard.

ix. No. 7-5 of 25

Kevin Rowghani (Owner/Applicant)
8520 Monroe Ave, Upper Darby
Parcel ID No. 16-08-02148
R-3 Residential District

- a. Request for a one-year extension of the previously approved Appeal 2-5 of 24.
or in the alternative:
- b. Variance from Section 550-15.D to allow a 3,475 sf lot, where 3,000 sf of lot area is required per dwelling unit.
- c. Variance from Section 550-15.D to allow a lot width 27 ft 3 in, where a lot width of 35 ft is required.
- d. Variance from Section 550-15.D to allow the existing dwelling to have a lot width of 27 ft 9 in, where 35 ft is required.
- e. Variance to allow 3 parking spaces per lot where 4 would otherwise be required.

x. No. 7-6 of 25

Shaptak Sangeet Niketon Assoc. (Owner/Applicant)
3205 Marshall Rd, Upper Darby
Parcel ID No. 16-12-00471-00
R-1 Residential District

- a. Variance from Section 550-10 to allow a front yard setback of 17 ft, where 20 ft is required.

Upper Darby Zoning Hearing Board
Agenda – July 22, 2025

- b. Variance from Section 550-10 to allow for a rear yard setback of 0 ft, where 20 ft is required.
- c. Variance from Section 550-10 to permit a building coverage of 67%, where 30% is permitted.
- d. Variance from Section 550-39.B(1) to allow a 6 ft front yard fence.
- e. Variance from Section 550-49.B(1) to allow a landscaping buffer of 0 ft where 10 ft is required.

xi. No. 7-7 of 25

Wellington-BTD LLC (Applicant)
400 Beverly Blvd, Upper Darby
Parcel ID No. 16-05-0080-00
R-1 Residential District

- a. Variance from Section 550-8.A to use the property as a home healthcare office.

xii. No. 7-8 of 25

MD Rahman (Owner/Applicant)
841 Garrett Rd, Upper Darby
Parcel ID No. 16-05-0387-00
R-2 Residential District

- a. Variance from Section 550-8.A to allow a convenience store & office in a residential zoning district.
- b. Variance from Section 550-8.B to allow two uses on the same lot.
- c. Variance from Section 550-10 to allow a front yard setback of 17.5 ft, where 20 ft is required.
- d. Variance from Section 550-33.A to allow 6 parking spaces where 10 are required.
- e. Variance from Section 550-34. to allow 0 loading spaces where 1 is required.

xiii. No. 7-9 of 25

GSI Secane, LLC (Owner/Applicant)
50 S. Oak Ave, Secane
Parcel ID No. 16-13-02572-00
RC-1 Residential District

- a. Request for a one-year extension of variance relief granted via Appeal No. 6-4 of 23 on August 22, 2023 and previously extended via Appeal No. 7-1 of 24 by Order dated September 6, 2024.

5. Other Business

6. Adjournment