



## **TOWNSHIP OF UPPER DARBY ZONING HEARING BOARD**

### **AGENDA**

**August 26, 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
    - i. 6-3 of 25: 3215 Garrett Road; Batchelor Brothers Inc. Funeral Services  
Opened and continued to September 30, 2025 at 7:00 PM
    - ii. 7-8 of 25: 841 Garrett Road; MD Rahman  
Opened and continued to September 30, 2025 at 7:00 PM
  - c. Meeting Procedures
    - i. Public Participation and Status Forms

**NO NEW APPLICATIONS WILL BE COMMENCED AFTER 10:00 PM**  
**ANY APPLICATION NOT HEARD PRIOR TO 10:00 PM**  
**WILL BE CONTINUED TO SEPTEMBER 30, 2025**

4. Hearings
  - i. **No. 8-2 of 25**  
Upper Darby Township (Owner/Applicant)  
7260 West Chester Pike, Upper Darby  
Parcel ID No. 16-05-01480-00  
C-1 Commercial District

Upper Darby Township Zoning Hearing Board  
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- a. Variance from Section 550-39.D(6) to allow a chain-link fence in the front yard where chain-link is only permitted in side and rear yards.

**ii. No. 7-6 of 25 – Continued from July 22, 2025**

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.
- 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.

**iii. No. 8-6 of 25**

CW Pilgrim Gardens, LP (Owner/Applicant)  
4911 Township Line Rd, Drexel Hill  
Parcel ID No. 16-11-01331-00  
C-2 Commercial District

- a. Variance from Section 550-37.E(2)(a) to allow a ground sign over 6 ft in height.
- b. Variance from Section 550-37.G(3)(c) to allow more than one freestanding or ground sign per lot frontage.

**iv. No. 8-3 of 25**

Fazle Rabbi (Owner/Applicant)  
418 Beverly Boulevard, Upper Darby  
Parcel ID No. 16-05-00085-00  
R-1 Residential District

- a. Variance from Section 550-39.B(1) to allow a 6 ft front yard fence where no front yard fence is otherwise permitted.

**v. No. 8-5 of 25**

Route One Land Co, LLC (Owner/Applicant)  
0 State Road, Drexel Hill  
Parcel ID No. 16-11-01696-00  
C-2 Commercial/ R-1 Residential Districts

- a. Variance from Section 550-13(B) to permit the installation of pay stations and related improvements associated with an automobile car wash within the R-1 Residential Zoning District.

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**vi. No. 8-4 of 25**

Savage Sister Recovery Inc. (Applicant)  
407 Copley Road, Upper Darby  
Parcel ID No. 16-03-00235-00  
R-3 Residential District

- a. Special Exception from Section 550-51.1.B to allow a sober living home in the R-3 Residential District.
- b. Variance from Section 550-51.1.B(11) to allow 0-off street parking spaces where at least 2 are required.

**vii. No. 8-1 of 25**

Thomas & Doreen Susman (Owner/Applicant)  
213 Huntley Road, Upper Darby  
Parcel ID No. 16-04-00864-00  
R-3 Residential District

- a. Appeal of the zoning officer's enforcement notice, asserting a vested right, variance by estoppel and/or equitable estoppel for a front yard patio.
- b. In the alternative, Variance from Section 550-44.C(1) to permit a front yard patio that project 23' into the front yard, where only 10 ft is otherwise permitted.

5. Other Business

6. Adjournment