



TOWNSHIP OF UPPER DARBY ZONING HEARING BOARD

AGENDA

September 30, 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. 7-8 of 25: 841 Garrett Road; MD Rahman
Opened and continued to October 28, 2025 at 7:00 PM
 - ii. 8-5 of 25: 0 State Road; Route One Land Co, LLC
Opened and continued to October 28, 2025 at 7:00 PM
 - iii. 9-2 of 25: 151 S. Bishop Avenue; WP Bishop Newco LLC
Opened and continued to October 28, 2025 at 7:00 PM
 - iv. 9-3 of 25: 148 Garrett Road; Al Madinah Islamic Academy Assn
Opened and continued to October 28, 2025 at 7:00 PM
 - v. 9-7 of 25: 0 Bridge Street AKA 3888 Dennison Ave; Murr-N.G.U, LLC
Opened and continued to October 28, 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 OCTOBER 28, 2025

Upper Darby Township Zoning Hearing Board
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4. Hearings

i. **No. 9-8 of 25**

Wise Choice Management, LLC (Owner & Applicant)
9220 West Chester Pike, Upper Darby
Parcel ID No. 16-08-02758-00
C-1 Commercial District

- a. Variance from Section 550-8.A to permit the conversion of a mixed-use building to a residential duplex.

ii. **No. 9-4 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 barber shop.
- b. Variance from Section 550-33.A; Table 8-1 to permit 0 off-street parking spaces where 5 are required.

iii. **No. 9-1 of 25**

New Hope Property, LLC (Applicant)
600 Garrett Rd, Upper Darby
Parcel ID No. 16-04-00593-00
C-1 Commercial District

- a. Variance from Section 550-8.A/550-21.B to permit a multi-family residential use.
- b. Variance from Section 550-8.A to permit two principal uses on one lot.
- c. Variance from Section 550-33.A to permit 13 on site parking spaces
- d. Variance from Section 550-20 to permit a maximum building height of 44 ft.
- e. Special Exception from Section 550-22.C(1)(d) to allow the use of the transit access credit to reduce the required parking by 11 spaces.

iv. **No. 9-5 of 25**

Streams of Joy Church, (Applicant)
6801 Ludlow Street, 2nd floor, Upper Darby
Parcel ID No. 16-01-00757-00
C-3 Commercial District

- a. Special Exception from Section 550-8.A to permit religious assembly.
- b. Variance from Section 550-33.A to allow 0 parking spaces, where 50 are required.

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v. **No. 9-6 of 25**

Jeff Gao (Applicant & Owner)
1011 Woodside Ave, Secane
Parcel ID No. 16-13-03960-00
RC-1 Residential District

- a. Variance from Section 550-39.B(1) to permit a 6 ft. high fence that encroaches 10 ft. into the front yard setback.

vi. **No. 6-3 of 25**

Batchelor Brothers Inc. Funeral Services (Applicant)
3215 Garrett Road, Drexel Hill
Parcel ID No. 16-12-00364-00
C-1 Commercial District

- a. Variance from Sections 550-8.A/550-21 to permit a crematorium as an accessory use to a Funeral Home.

5. Other Business

6. Adjournment