



TOWNSHIP OF UPPER DARBY ZONING HEARING BOARD

AGENDA

November 25, 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. N/A
 - c. December Meeting Announcement
 - d. 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 DECEMBER 16, 2025

4. Hearings
 - i. **No. 11-5 of 25**
Delaware County Community College (Owner/Applicant)
409 N. Lansdowne Avenue, Drexel Hill
Parcel ID No. 16-09-00991-11
R-1 Residential District
 - a. Variance from Section 550-37.G to allow over 16 sq. ft. of signage in a Residential Zoning District and to allow multiple signs that are otherwise prohibited in the R-1 District.
Applicant is represented by Michael G. Crotty, Esq.

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ii. **No. 11-4 of 25**

Christ Lutheran Community Church (Owner/Applicant)

7240 Walnut Street, Upper Darby

Parcel ID No. 16-04-02336-01

R-3 Residential Zoning District

a. Variance from Section 550-8.A to permit an after school program for grade school children on the Property.

b. Variance from Section 550-33.A to provide 23 parking spaces when 159 are required.

Applicant is represented by John J. McCreesh, Esq.

iii. **No. 11-2 of 25**

500 Fast Lane Auto Sales, LLC (Applicant)

800 E. Baltimore Ave, Lansdowne

Parcel ID No. 16-02-00161-00

C-4 Commercial District

a. Special Exception from Section 550-8.A; Table 3-1 to permit a used car sales use on the Property.

Applicant is represented by John J. McCreesh, Esq.

iv. **No. 11-1 of 25**

State and Lansdowne Associates c/o Kravco Company, LLC
(Owner/Applicant)

0 State Rd, Upper Darby

Parcel ID No. 16-09-00995-00

C-2 Commercial District

a. Variance from Section 305-25.A to permit the placement of fill within the 100-year floodplain area.

b. Variance from Section 550-22.D(3) to permit outdoor dining as an accessory use to a drive-through/takeout restaurant on the Property.

c. Variance from Section 550-22.F(5)(B) to permit a 6 ft. wide sidewalk area without an additional 3 ft. setback with planting beds or additional sidewalk width along the building frontage.

d. Variance from Section 550-33.D(22)(d) & 550-34.G to permit the required service and loading area to be visible from the street.

Applicant is represented by Amee S. Farrell, Esq.

v. **No. 11-3 of 25**

LMLK Enterprises/dba The Social Factory (Applicant)

7032 Garrett Rd, Upper Darby

Parcel ID 16-03-00577-00

C-3 Commercial District

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- a. Special Exception from Section 550-23.B/550-8.A to permit a conference center/banquet facility on the Property.
- b. Variance from Section 550-8.B to permit more than one principal use on the Property.

Applicant is represented by Jonathan Long, Esq.

vi. No. 9-3 of 25

Al Madinah Islamic Academy Association (Owner/Applicant)
148 Garrett Rd, Upper Darby
Parcel ID No. 16-04-00588-00
C-1 Commercial District

- a. Special Exception from Section 550-8.A to permit a private school with religious assembly and offices.
- b. Variance from Section 550-33.A to permit 20 off-street spaces when 101 are required.
- c. In the alternative, Applicant requests a variance by estoppel to permit the proposed use and parking on the property.

Applicant is represented by David M. Shafkowitz, Esq.

vii. No. 7-8 of 25

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

- a. Variance from Section 550-8.A to allow a restaurant- take-out only store & office at the Property.
- b. Variance from Section 550-8.B to allow two uses on the same parcel.
- c. Variance from Section 550-10 to allow a front yard setback of 14.2 ft. where 20 ft. is otherwise required.
- d. Variance from Section 550-33.A to allow 7 parking spaces where 9 are otherwise required.
- e. Variance from Section 550-34. to allow 0 loading spaces where 1 is otherwise required.

Applicant is represented by David M. Shafkowitz, Esq.

- 5. Other Business
- 6. December Meeting Announcement
- 7. Adjournment