# TOWNSHIP OF UPPER DARBY
# ZONING HEARING BOARD

## AGENDA

**February 24, 2026**
**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. **No. 1-1 of 26**: 7200 Chestnut Street; Mental Health Partnerships
         Motion to Open and Continue to March 24, 2026 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 MARCH 24, 2026**

4. Hearings

   **i.** **No. 2-3 of 26**
   Mujin Zhuang/Mint Spa (Applicant)
   4627 State Rd, Upper Darby
   Parcel ID No. 16-11-01686-00
   C-1 Commercial Zoning District
   a. Variance from Section 550-8.A to permit a massage parlor in the C-1 District.

**ii.** **No. 2-4 of 26**
Franklin Naula (Owner/Applicant)
46 N. Carol Boulevard, Upper Darby
Parcel ID No. 16-06-00097-00
R-3 Residential Zoning District

a. Variance from Section 550-15.D, Table 4-2 to allow less than 3,000 sq. ft. of lot size per dwelling unit.
b. Variance from Section 550-33.A to permit one off-street parking space when four are otherwise required.

**iii.** **No. 2-2 of 26**
Despina Pampukidou (Owner/Applicant)
22 Second Street, Lansdowne
Parcel ID No. 16-02-01947-00
C-4 Commercial Zoning District

a. Variance from Section 550-8.A to permit a residential duplex in the C-4 District.
b. Variance from Section 550-33.D(2) to permit stacked parking when stacked parking is only permitted for single-family dwellings.

**iv.** **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 take-out only Ice-Cream/Snack use in R-2 District.
b. Variance from Section 550-10 to allow a front yard setback of 3 ft. where 20 ft. is otherwise required.
c. Variance from Section 550-10 to allow a side yard setback of 2 ft. where 10 ft. is otherwise required.
d. Variance from Section 550-10 to allow a rear yard setback of 2 ft. where 20 ft. is otherwise required.
e. Variance from Section 550-34.A-G. to allow 0 loading spaces where 1 loading space is otherwise required.
f. Variance from Section 550-33.B(5) to permit parking in the front yard.
g. Variance from Section 550-33.D(14) to permit an entrance and exit drive to be less than 100 ft. feet apart.
h. Variance from Section 550-33.D(20)(a-c) to allow the property to forgo perimeter parking lot landscaping.
i. Variance from Section 550-39.B(1) to allow fencing in the front yard as part of the proposed trash enclosure.

j. Variance from Section 550-49 to forgo landscaping and buffering requirements.
k. Variance from Section 550-54.H to permit a Variance expiration of two years when relief otherwise expires in one year.

**v.** **No. 2-1 of 26**
Savage Sisters Recovery Inc. (Applicant)
2225 Dermond Avenue, Drexel Hill
Parcel ID No. 16-08-00918-00
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 permit a sober living home with fewer than the minimum required off-street parking spaces.

5. Other Business
6. Adjournment