



TOWNSHIP OF UPPER DARBY ZONING HEARING BOARD

AGENDA

March 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. N/A
 - 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 APRIL 28, 2026

4. Hearings
 - i. **No. 1-1 of 26**
Mental Health Partnerships (Applicant)
7200 Chestnut Street, Upper Darby
Parcel ID No. 16-04-01147-01
C-3 Commercial Zoning District
 - a. Variance from Section 550-8.A, Table 3-1 to permit a designated space within the building to provide year-round shelter for individuals experiencing homelessness.

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- ii. **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.
- iii. **No. 3-2 of 26**
Best Choice Support Services (Applicant)
610-614 E. Baltimore Avenue, Lansdowne
Parcel ID No. 16-02-00168-00
C-4 Commercial District
- a. Variance from Section 550-8.B to permit more than one use on lot for an adult training facility.
 - b. Variance from Section 550-33.A to permit 48 spaces when 250 spaces are required.
- iv. **No. 3-1 of 26**
Franklin Naula (Owner/Applicant)
166 N. Carol Boulevard, Upper Darby
Parcel ID No. 16-06-00132-00
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 zero off-street parking spaces when four are otherwise required.
- v. **No. 3-3 of 26**
GSI Secane, LLC (Owner/Applicant)
50 S. Oak Ave, Secane; 5210 West Baltimore Ave
Parcel ID Nos. 16-13-02572-00 & 16-13-00320-00
RC-1 Residential District & C-2 Commercial District
- a. Variance from Section 550-37.H(4) to allow a 24 sf. illuminated “billboard sign” to be located approximately 10 ft. from the street right-of-way where 35 ft. is the required minimum setback.
 - b. Variance from Section 550-37.G(1)(b)[3] to allow a single wall sign of the proposed self-storage building that is approximately 23.51 sf. where 16 sf. is the maximum area permitted for a sign advertising a nonconforming commercial use in the RC-1 District.
 - c. Variance from Section 550-37.G(1)(d) to permit internal illumination of the 23.51 sf. wall sign.

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- d. Variance from Section 550-37.H(2) to allow 3 “billboards” within 300 ft. of each other.

5. Other Business

6. Adjournment