

## **PUBLIC NOTICE**

The Upper Darby Township Zoning Hearing Board will hold a Public Hearing on Tuesday, July 22, 2025 at 7:00 P.M. in the Municipal Building, Council Room, Second Floor, 100 Garrett Road, Upper Darby, Pennsylvania, for applications for relief from the Upper Darby Township Zoning Ordinance of 2010, as amended.

**Application No. 5-6 of 25:** 2310-2312 Garrett Road LLC (Applicant & Owner), 2316 Garrett Road, Drexel Hill, Parcel ID No. 16-09-00557-00, R-1 Residential District and Corridor Residential-Office Overlay, 5<sup>th</sup> Council District. For a variance from Section 550-8; Table 3-1 to permit a retail store – convenience and a Variance from Section 550-33.A; Table 8-1 to permit 0 off-street parking spaces where 5 are required.

**Application No. 5-7 of 25:** Ethan D. Latson (Applicant & Owner), 4 Ardmore Avenue, Upper Darby, Parcel ID No. 16-07-00002-00, R-3 Residential District, 4<sup>th</sup> Council District. For a Variance from Section 550-39.B(3) to permit the front yard fence to be 0ft from the right-of-way where 1ft is required.

**Application No. 6-1 of 25:** Rafael & Iris Portugal (Applicant & Owner), 7328 Miller Ave & 7326 Miller Ave , Upper Darby, Parcel ID No. 16-05-00912-00 & 16-05-00911-00, R-3 Residential District, 5<sup>th</sup> Council District. For a Variance from Section 550-33.B(5) to permit a driveway in the required front yard.

**Application No. 6-2 of 25:** Thang Q Thuong (Applicant & Owner), 7322 Miller Ave, Upper Darby, Parcel ID No. 16-05-0090900, R-3 Residential District, 5<sup>th</sup> Council District. For a Variance from Section 550-33.B(5) to permit a driveway in the required front yard.

**Application No. 7-1 of 25:** Peaches Mulbah (Applicant & Owner), 610 S. Cedar Ln, Upper Darby, Parcel ID No. 16-07-00311-06, R-3 Residential District, 4<sup>th</sup> Council District. For a Variance from Section 550-8.A to permit a commercial day-care center and a Variance from Section 550-33.A to permit 4 parking spaces, where 8 parking spaces and four designated passenger loading spaces are required.

**Application No. 7-2 of 25:** Siddiq Muhammad (Applicant & Owner), 381 Lakeview Ave, Drexel Hill, Parcel ID No. 16-09-00937-00, R-3 Residential District, 5<sup>th</sup> Council District. For a Special Exception from Section 550-17.B to allow an Accessory Dwelling Unit (ADU) and a Variance from Section 550-17.B(1) To allow the ADU to have a different footprint than the existing detached building.

**Application No. 7-3 of 25:** Minhajul Banna Manik (Applicant & Owner), 112 Glendale Rd, Upper Darby, Parcel ID No. 16-03-00499-00, R-3 Residential District, 5<sup>th</sup> Council District. For a Variance from Section 550-40.B(2) to allow an accessory building to be constructed within three feet of the main or primary building and a Variance from Section 550-15.D to allow a rear yard setback of 0' where 20' is required.

**Application No. 7-4 of 25:** Omelio Eliassaint (Applicant & Owner), 7324 Miller Ave, Upper Darby, Parcel ID No. 16-05-00910-00, R-3 Residential District, 5<sup>th</sup> Council District. For a Variance from Section 550-33.B(5) to permit a driveway in the required front yard.

**Application No. 7-5 of 25:** Kevin Rowghani (Applicant & Owner), 8520 Monroe Ave, Upper Darby, Parcel ID No. 16-08-02148, R-3 Residential District, 4<sup>th</sup> Council District. For a one year extension of the previously approved Appeal 2-5 of 24 and/or a relief from Section 550-15.D to allow a 3,475sq.ft lot, where 3,000 sq.ft. of lot is required per dwelling unit, a Variance from Section 550-15.D to allow a lot width 27' 3", where a lot width of 35' is required, a Variance from Section 550-15.D to allow the existing dwelling to have a lot width of 27' 9", where 35' is required and a Variance to allow 3 parking spaces per lot, where 4 would be required.

**Application No. 7-6 of 25:** Shaptak Sangeet Niketon Assoc. (Applicant & Owner), 3205 Marshall Rd, Upper Darby, Parcel ID No. 16-12-00471-00, R-1 Residential District, 5<sup>th</sup> Council District. For a Variance from Section 550-10 to allow a front yard setback of 17', where 25' is required, a Variance from Section 550-10 to allow for a rear yard setback of 0', where 20' is required, a Variance from Section 550-10 to permit a building coverage of 67%, where 30% is

permitted, a Variance from Section 550-39.B(1) to allow a 6' front yard fence, and a Variance from Section 550-49.B(1) to allow a landscaping buffer of 0', where 10' is required.

**Application No. 7-7 of 25:** Wellington-BTD LLC (Applicant), 400 Beverly Blvd, Upper Darby, Parcel ID No. 16-05-0080-00, R-1 Residential District, 5<sup>th</sup> Council District. For a Variance from Section 550-8.A to use the property as a home healthcare office.

**Application No. 7-8 of 25:** MD Rahman (Applicant & Owner), 841 Garrett Rd, Upper Darby, Parcel ID No. 16-05-0387-00, R-2 Residential District, 5<sup>th</sup> Council District. For a Variance from Section 550-8.A to allow a convenience store & office in a residential zoning district, a Variance from Section 550-8.B to allow two uses on the same lot, a Variance from Section 550-10 to allow a front yard setback of 17.5', where 20' is required, a Variance from Section 550-33.A to allow 6 parking spaces, where 10 are required and a Variance from Section 550-34. to allow 0 loading spaces, where 1 is required.

**Application No. 7-9 of 25:** GSI Secane, LLC (Applicant & Owner), 50 S. Oak Ave, Secane, Parcel ID No. 16-13-02572-00, RC-1 Residential District, 2<sup>nd</sup> Council District. For a one-year extension of variance relief granted via Appeal No. 6-4 of 23 on August 22, 2023 and previously extended via Appeal No. 7-1 of 24 by Order dated September 6, 2024.

All communication relative to the zoning applications are to be addressed to Joshua Chast, [zoning@upperdarby.org](mailto:zoning@upperdarby.org) Department of Community & Economic Development, Municipal Building, Room 109, 100 Garrett Road, Upper Darby, Pennsylvania, 19082-3135.

Bob Gwin  
Secretary, Zoning Hearing Board