

PUBLIC NOTICE

The Upper Darby Township Zoning Hearing Board will hold a Public Hearing on Tuesday, August 26, 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. 6-3 of 25: Batchelor Brothers Inc. Funeral Services (Applicant), M&G Property Management Nine LLC (Owner), 3215 Garrett Road, Drexel Hill, Parcel ID No. 16-12-00364-00, C-1 Commercial District, 3rd Council District. For an Appeal from the Zoning Officer's April 17, 2025 determination that a Crematorium is not permitted as an accessory to a Funeral Home in the C-1 Commercial District; for a substantive validity challenge to the Township Zoning Ordinance claiming the limitation of a Crematorium as a principal use in the C-4 Commercial District is exclusionary; and a Variance from Sections 550-8.A/550-21 to permit a crematorium as an accessory use to a Funeral Home.

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, 5th 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. 7-8 of 25: MD Rahman (Applicant & Owner), 841 Garrett Rd, Upper Darby, Parcel ID No. 16-05-0387-00, R-2 Residential District, 5th 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. 8-1 of 25: Thomas & Doreen Susman (Applicant & Owner), 213 Huntley Rd, Upper Darby, Parcel ID No. 16-04-00864-00, R-3 Residential District, 7th Council District. For an appeal of the zoning officer's enforcement notice, asserting a vested right, variance by estoppel and/or equitable estoppel for the front yard patio. In the alternative, a request for a dimensional variance from Section 550-44.C(1) a front yard patio that project 23' into the front yard, where only 10' is permitted.

Application No. 8-2 of 25: Upper Darby Township (Applicant & Owner), 7260 West Chester Pike, Upper Darby, Parcel ID No. 16-05-01480-00, C-1 Commercial District, 7th Council District. For a Variance from Section 550-39.D(6) to allow a chain-link fence in the front yard, when chain-link is only permitted on side and rear yards.

Application No. 8-3 of 25: Fazle Rabbi (Applicant & Owner), 418 Beverly Blvd, Upper Darby, Parcel ID No. 16-05-00085-00, R-1 Residential District, 5th Council District. For a Variance from Section 550-39.B(1) to allow a 6' front yard fence, where no front yard fence is permitted.

Application No. 8-4 of 25: Savage Sister Recovery Inc (Applicant), Rocketman Properties, LLC (Owner) 407 Copley Rd, Upper Darby, Parcel ID No. 16-03-00235-00, R-3 Residential District, 6th Council District. For a Special Exception from Section 550-51.1.B to allow a sober living home in the R-3 Residential District and a Variance from Section 550-51.1.B(11) to allow 0-off street parking spaces, where at least two are required.

Application No. 8-5 of 25: Route One Land CO, LLC (Applicant & Owner), 0 State Rd, Drexel Hill, Parcel ID No. 16-11-01696-00, C-2 Commercial District/R-1 Residential District, 1st Council District. For a use variance from Section 550-8.A to install pay stations and related improvements associated with an automobile car wash within the R-1 Residential Zoning District.

Application No. 8-6 of 25: CW Pilgrim Gardens, LP (Applicant & Owner), 4911 Township Line Rd, Drexel Hill, Parcel ID No. 16-11-01331-00, C-2 Commercial District, 1st Council District. For a Variance from Section 550-

37.E(2)(a) to allow a ground sign over 6ft in height and for a Variance from Section 550-37.G(3)(c) to allow more than one freestanding or ground sign per lot frontage.

All communication relative to the zoning applications are to be addressed to Joshua Chast, 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