

PUBLIC NOTICE

The Upper Darby Township Zoning Hearing Board will hold a Public Hearing on Tuesday, September 30, 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 a Variance from Sections 550-8.A/550-21 to permit a crematorium as an accessory use to a Funeral Home.

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. 8-5 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. 9-1 of 25: New Hope Property, LLC (Applicant), (A & W Development LLC (Owner), 600 Garrett Rd, Upper Darby, Parcel ID No. 16-04-00593-00, C-1 Commercial District, 7th Council District. For a Variance from Section 550-8.A/550-21.B to permit multi-family residential in the C-1 Commercial District, a Variance from Section 550-8.A to permit two principal uses on one lot, a Variance from Section 550-33.A to permit 13 on site parking spaces, a Variance from Section 550-20 to permit a maximum building height of 44' and a special exception from Section 550-22.C(1)(d) to allow the use of the transit access credit to reduce the required parking by 11 spaces.

Application No. 9-2 of 25: WP Bishop Newco, LLC (Applicant & Owner), 151 S. Bishop Ave, Secane, Parcel ID No. 16-13-00589-01, R-4 Residential District, 2nd Council District. For a Variance from Section 550-37.G(1)(b)(3) to allow for an 29.33 sq. ft. sign when only 16 sq. ft. is permitted.

Application No. 9-3 of 25: Al Madinah Islamic Academy Assin (Applicant & Owner), 148 Garrett Rd, Upper Darby, Parcel ID No. 16-04-00588-00, C-1 Commercial District, 7th Council District. For a Special Exception from Section 550-8.A to permit a private school with religious assembly and offices and a Variance from Section 550-33.A to permit 20 off-street spaces when 101 are required.

Application No. 9-4 of 25: 2310-2312 Garrett Rd LLC (Applicant & Owner), 2316 Garrett Rd, Drexel Hill, Parcel ID No. 16-09-00557-00, R-1 Residential District/CRO Overlay, 5th Council District. For a Variance from Section 550-8.A to permit a barbershop in a R-1 Residential Zoning District.

Application No. 9-5 of 25: Streams of Joy Church, (Applicant), Global Realty UD LLC (Owner), 6801 Ludlow Street, 2nd floor, Upper Darby, Parcel ID No. 16-01-00757-00, C-3 Commercial District. For a Special Exception from Section 550-8.A to permit religious assembly and a Variance from Section 550-33.A to allow 0 parking spaces, where 50 are required.

Application No. 9-6 of 25: Jeff Gao (Applicant & Owner), 1011 Woodside Ave, Secane, Parcel ID No. 16-13-03960-00, RC-1 Residential District, 2nd Council District. For a Variance from Section 550-39.B(1) to permit a 6' high fence that encroaches 10' into the front yard setback.

Application No. 9-7 of 25: Murr-N.G.U, LLC (Applicant & Owner), 0 Bridge Street AKA 3888 Dennison Ave, Parcel ID No. 16-13-00925-00, R-3 Residential District, 2nd Council District. For a Variance from Section 550-15.D; Table

4-2 to permit a lot size of 3,715.15 sq. ft. for Lot 1, where 6,000 sq. ft. is required and to permit a lot size of 2,367.88 sq. ft. for Lot 2, where 6,000 sq. ft. is required and a Variance from Section 550-15D; Table 4-2 to permit a front setback of 0' where 20' is required.

Application No. 9-8 of 25: Wise Choice Management, LLC (Owner & Applicant), 9220 West Chester Pike, Parcel ID No. 16-08-02758-00, C-1 Commercial District, 4th Council District. For a Variance from Section 550-8.A to permit the conversion of a mixed-use building to a residential duplex in the C-1.

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