

PUBLIC NOTICE

Notice is hereby given that the Zoning Hearing Board under "The Upper Darby Ordinance of 2010" will hold a regularly scheduled Public Hearing on **Tuesday, April 26, 2022 at 7:00 P.M.** in the Municipal Building, Council Room, Second Floor, located at 100 Garrett Road, Upper Darby, Pennsylvania.

The Board will consider matters within its jurisdiction and will receive testimony from persons who would be affected by the Granting of this Application for Special Exception, Variance or Appeal from the terms of the aforesaid ordinances.

3-5 of 22: Application of Saint Andrew the Apostle Catholic Church for a Special Exception under Section 550-8 to allow auditorium/gymnasium as accessory to school; Variances under Section 550-33 for relief from parking requirements, Section 550-10 to allow front yard setbacks of less than 20 feet, to allow a side yard setback less than the required 10 foot minimum/20 foot aggregate, to allow a rear yard setback of less than 20 feet, and to allow a building coverage greater than 30 percent; and Variance under Section 550-49.B to allow a buffer planting strip of less than 10'. Situate 605 Mason Avenue, Drexel Hill, PA. R-2 Residential District, 3rd Council District.

4-1 of 22: Application of Rosa Maza for a Variance from section 550-8.ii(2) to allow a beauty salon within 300' of a neighboring barbershop. Situate 9010 West Chester Pike, Upper Darby, PA. C-1 Traditional Neighborhood Commercial District, 4th Council District.

4-2 of 22: Application of Renisha Griffin for a Special Exception under Section 550-8 to allow property to be used as a personal care home for four residents. Situate 1202 Agnew Drive, Drexel Hill, PA. R-3 Residential District, 3rd Council District.

4-3 of 22: Application of Marcus McBurnie for a Variance from Section 550-33.B.5 to allow parking in the front yard of property. Situate 445 Grace Road, Upper Darby, PA. R-3 Residential District, 6th Council District.

4-4 of 22: Application of Timothy and Margaret Stammen for a Variance from Section 550-10, Table 4-1 to allow an aggregate side yard of 18.5' where 25' is required. Situate 5214 Arrowhead Lane, Drexel Hill, PA. R-1 Residential District, 1st Council District.

4-5 of 22: Application of Akwinder Kaur for a Variance from section 550-37.G(1) to allow a 3' x 4' real estate sign in a residential district. Situate 32 Powell Lane, Upper Darby, PA. R-3 Residential District, 6th Council District.

4-6 of 22: Application of Andy Nguyen for a Variance from Section 550-15.D to allow lot width of 40' where 50' is required for a single-family detached dwelling; and a Variance from Section 550-33.B.5 to allow parking in front yard. Situate 3841 Dennison Ave, Drexel Hill, PA. R-3 Residential District, 2nd Council District.

4-7 of 22: Application of MCBH Drexline Plaza LP for a Variance from Section 550-37.G(3)(b) to permit a "Welcome to Upper Darby" ground sign on same lot as the Wawa freestanding sign; Variance from Section 550-37.G(3)(c) to permit a 24 SF cabinet sign for the anchor tenant (Shop Rite) exceeding the maximum 8 SF area permitted for individual establishments; Interpretation that the 14 SF digital cabinet sign does not qualify as a sign identifying an individual establishment under Section 550-37.G(3)(c); or in the alternative, Variance to allow the 14 SF digital cabinet sign; Variance from Section 550-37.C(4) to permit the lowest edge of the Wawa freestanding sign to be less than 8 feet in height; Determination that the Wawa gasoline spanner signs are permitted under Section 550-37; or in the alternative, Variance to allow the Wawa gasoline spanner signs; Any other variances or other relief deemed necessary to develop the property as described herein or as depicted in the plans submitted as part of this petition. Situate 5100 State Road, Upper Darby, PA. C-2 Commercial District, 1st Council District.

4-8 of 22: Application of AB III LLC for Variances from Section 550-20 to allow front yard setback (69th Street) of 36' where 50' and front yard setback (Patterson Ave) of 37.7' where 50' is required; Variance from Section 550-33.D(20)(a) to allow parking setback of 0.9' in lieu of required 10'; Variance from Section 550-34.B to allow no loading spaces where one 14'X50' loading space is required; Variance from Section 550-22.F(6)(c) to setback refuse area 29' from street right-of-way line where 50' is required; Variance from Section 550-22.F(1)(a) which requires drive-through facilities to provide room for 5 automobiles for each drive-stacking lane; Variance from Section 550-22.F(1)(c) to allow drive-through windows to face the rear or side yard and the public street; Variance from Section 550-22.F(5)(b) requiring unobstructed sidewalks of 6' width be provided along the full length of the building along any façade featuring a customer entrance and along any façade abutting public parking areas, and the requirement that along facades with building entrances, the 6' wide sidewalk area be set back from the façade by a 3' area of either contains planting beds or additional sidewalk width; Variance from Section 550-37.G(3)(b) to permit three attached wall signs with a total sign area which exceeds two times the minimum width of the proposed building, where the total sign area of the three signs is 98.43 square feet and the minimum width of the building is approximately 40.2'; Interpretation that the vinyl graphic signage located on the proposed two OCU structure does not require relief; or in the alternative, a Variance from Section 550-37.E(2)(a) to permit a ground sign of approximately 8'-8 ¼" in height where a maximum of 6' is permitted. Situate 490 S. 69th Street, Upper Darby, PA. C-2 Traditional General Commercial District, 6th Council District.

4-9 of 22: Application of Qamar Chowdhury for a Variance from Section 550-8, Table 3-1 to add an additional apartment in lieu of HVAC shop; and Variance from Section 550-15 to allow less than 3,000 square feet per unit. Situate 7501 Parkview Road, Upper Darby, PA. R-3 Residential District, 4th Council District.

All communication relative to the zoning applications are to be addressed to Joshua Chast, jchast@upperdarby.org Department of Licenses & Inspection, Municipal Building, Room 109,100 Garrett Road, Upper Darby, Pennsylvania, 19082-3135.

MARGUERITE WILSON
Secretary