



# UPPER DARBY TOWNSHIP

## DEPARTMENT OF LICENSES & INSPECTIONS

100 Garrett Road. Upper Darby, PA 19082 Phone: (610)734-7613

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[Date]

### NOTICE OF NON-SUBSTANTIAL DAMAGE DETERMINATION (RESIDENTIAL)

Dear Property Owner:

We have reviewed your recent application for a permit to repair your existing building that was damaged by [*insert cause of damage*]. The building is located in a mapped Special Flood Hazard Area. As required by our floodplain management regulations and/or building code, we have determined that the work proposed to repair the damage does not constitute repair of substantial damage. This determination is based on a comparison of the cost estimate of the work required to restore the building to its pre-damage condition to the market value of the building as stated in Article VIII Section 305-36).

Please be advised that we will make another determination if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or building an addition. Construction activities that are undertaken without a proper permit are violations and may result in citations, fines, or other legal action. You have the right to appeal per Article II, Section 305-17 of the Upper Darby Floodplain Management Code, Ordinance 3024, as amended.

You have the right to appeal this Notice within fifteen (15) days from the date of receipt of this Notice to the Upper Darby Township Zoning Hearing Board pursuant to the provisions of Section 909.1 of the Pennsylvania Municipalities Planning Code, 53 P.S. Section 10909.1, Article XII, Section 550-54.E of the Upper Darby Township Zoning Code, Ordinance 2984, as amended.

For General Floodplain Questions Contact:

Mike Galante, FPA  
Email: [mgeassociates@gmail.com](mailto:mgeassociates@gmail.com)  
Phone: 856-404-0540

Very truly yours,

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Dan Knowles  
Department of Licenses and Inspections

cc Mike Galante, Floodplain Administrator  
cc Joshua Chast, Zoning Officer