



New Britain Township

Zoning Hearing Board

Zoning Hearing Board Agenda

October 14, 2026

7:00 p.m.

HEARINGS

1. New Business

Appeal # 2026-7 – 5 New Galena Road – TMP: 26-002-027

Application of Granite Creek Properties (The applicant) to redevelop an existing building within the VR Village Residential district into a six-unit, multi-family residential (B1) apartment building. The applicant seeks the following variances:

- 1) From Section 27-305.B.B6.b.1 of the zoning ordinance which requires a minimum tract area of 5,000 square feet per dwelling unit, to permit 6 dwelling units on a tract of 10,122 square feet where 30,000 square feet would otherwise be provided, and to permit lot area to be calculated to the existing legal right-of-way;
- 2) From Section 27-305.B.B6.b.3 of the zoning ordinance, which requires a 50 foot building setback from the ultimate right-of-way and a 30 foot setback between off-street parking and the building, to permit the existing building to remain where it extends approximately 16.5 feet into the ultimate right-of-way and to permit parking spaces zero (0) feet and 23 feet from the building;
- 3) From Section 27-305.B.B6.b.5 of the zoning ordinance, which requires 50 feet of separation between a multifamily building and any other principal building, to permit the existing separation of approximately 30 feet from the dwelling on the adjoining property to the south;
- 4) From Section 27-305.B.B6.b.6 of the zoning ordinance, which requires a minimum tract width of 100 feet at the ultimate right-of-way, to permit the existing tract width of 90.37 feet;
- 5) From Section 27-305.B.B6.b.7 of the zoning ordinance, which requires a 20 foot wide buffer yard with screening between a multifamily use and an abutting single-family detached dwelling, to permit a buffer yard of approximately 9 feet;



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6) From Sections 27-1002.b and 27-1003.a of the zoning ordinance, which establish the performance standards applicable to a B6 Use, to permit the existing lot depth of approximately 83 feet where 150 feet is required, the existing building's encroachment of approximately 16.5 feet into the ultimate-right-of-way where a 50 foot front yard is required, and the existing side yard of approximately 0.55 feet where 25 feet is required;

7) From Section 27-2901 and 27-2904.b.2 of the zoning ordinance, which prohibit any parking area or paved area within 10 feet of the ultimate right-of-way line or a property line, to permit the proposed parking spaces to be located on the northern property line and within the ultimate and legal rights-of-way of New Galena Road; and

8) From Section 27-2902.g of the zoning ordinance, which requires 2 parking spaces per dwelling unit plus 0.3 guest spaces per dwelling unit, to permit 12 parking spaces where 14 would otherwise be required.

2. Other Business

3. Adjournment

The next scheduled meeting of the New Britain Township Zoning Hearing Board will be on November 19th beginning at 7:00 p.m. at the Township Building, 207 Park Avenue, Chalfont.