

**Lower Heidelberg Township
Zoning Hearing Board (ZHB)
Minutes of the Meeting and One Hearing**

Date: January 24th, 2024

Location: Lower Heidelberg Township Municipal Building

Members of the Zoning Hearing Board in Attendance:

Chairman David Kurtz
Vice Chairman Robert Melson
Secretary Christopher Yoch

Others in Attendance:

ZHB Solicitor Thomas Rothermel
Assistant Zoning/Assistant Codes Officer Glenn Bertolet
Court Reporter Kelly Ryan
Township Manager Brian Cole
Todd & Karen Fink
William Heffner
Susan Heffner
Sarah Heffner
Ken Coots

Chairman Kurtz called the meeting to order at 1900, led the pledge of allegiance, and announced quorum was present to conduct business.

On Motion by Chairman Kurtz, seconded by Secretary Yoch the ZHB members approved the minutes of the meetings and hearings held on August 8th, 2023 by majority vote.

On motion by Mr. Melson, seconded by Mr. Yoch, the ZHB members voted unanimously to reorganize the Board and accept votes cast as presented and are as follows:

*Chairman- David Kurtz
Vice Chairman- Robert Melson
Secretary- Christopher Yoch*

Hearing RE: Variance Application by

William and Susan Heffner

ADDRESS:

**478 Rebers Bridge Rd.
Sinking Spring, PA 19608**

Chairman Kurtz called the hearing to order at 1902, and Solicitor Rothermel explained the purpose of the hearing, which was a continuation of the hearing originally scheduled on January 7, 2024. The hearing of the case is in reference to proposed detached garage on the property at 478 Rebers Bridge Rd.

All individuals present for the hearing were asked to sign in on a form provided. That form is incorporated by reference as part of the record.

At 1903, Solicitor Rothermel read into the record the list of Exhibits, and identified each by number.

At 1905, Solicitor Rothermel asked William Heffner to be sworn in and present his case.

William Heffner is the applicant and legal owner of the property at 478 Rebers Bridge Rd. He testified as to the basis for variance relief under the Southwestern Berks County Zoning Ordinance of 2009 relating to certain non-conforming improvements of building a detached garage at 478 Rebers Bridge Rd. Section 503.2.e of the Zoning Ordinance prohibits more than one detached garage on any one lot.

The proposed building of detached garage in question is 30' X 40' and is to be located behind the current stone garage.

The full record in this matter was transcribed by CRS, Inc.

At 1945, Chairman Kurtz recessed the proceedings in order for the ZHB members to deliberate.

Decision on Hearing

At 1950, ZHB members returned from deliberations, and Chairman Kurtz resumed the public hearing. On motion by Vice Chairman Melson, seconded by Secretary Yoch, the ZHB unanimously APPROVED the variance request.

Solicitor Rothermel informed the parties that a written Decision would be circulated within 45 days. The parties were further informed of their right to file an appeal within 30 days of the date of the written Decision.

At 1954, on motion by Chairman Kurtz, seconded by Secretary Yoch, the ZHB members voted unanimously to adjourn the hearing.

Submitted for review and ZHB approval: Christopher Yoch- Secretary