

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

Date: 12/10/2025

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 Mary Ellen Valent
Township Manager Brian Cole
Okoku Archampong- Resident/Applicant 130 Connecticut Ave.

Chairman Kurtz called the meeting to order at 18:00, 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 11/19/2025 by majority vote.

Continuation of Hearing RE: Variance Application by

**Opoku Archampong
ADDRESS: 130 Connecticut Ave.
Sinking Spring, PA 19608**

Chairman Kurtz called the hearing to order at 18:01 to reconvene the hearing for 130 Connecticut Ave., and Solicitor Rothermel explained the purpose of the hearing. The hearing of the case is in reference to addition of an attached garage to the front of the residence.

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 18:02, Solicitor Rothermel read into the record the list of exhibits, and identified each by number.

At 18:04, Solicitor Rothermel asked Opoku Archampong to be sworn in and present his case.

Opoku Archampong is the applicant and legal owner of the property at 130 Connecticut Ave. Sinking Spring, PA 19608. He testified as to the bases for appeal of zoning permit denial and that he sought variance relief under the Southwestern Berks County Zoning Ordinance of 2009 relating to certain non-conforming improvement for the addition of an attached garage at 130 Connecticut Ave.

The attached garage addition in question is 22'x12'x9' and is proposed to be attached to the current garage on the property, just expanded. The applicant seeks relief under Section 902.4 of the zoning ordinance to the front of the primary residence. Applicant seeks relief of the 30' front yard setback requirement under Section 407.5 of the zoning ordinance to reduce the same distance of no more than 5'.

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

At 18:17, Chairman Kurtz recessed the proceedings in order for the ZHB members to deliberate.

Decision on Hearing

At 18:30, ZHB members returned from deliberations, and Chairman Kurtz resumed the public hearing. On motion by Secretary Yoch, seconded by Chairman Kurtz, the ZHB unanimously APPROVED the variance.

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 18:22, on motion by Vice Chairman Melson, seconded by Chairman Kurtz, the ZHB members voted unanimously to adjourn the hearing.

Submitted for review and ZHB approval: Christopher Yoch- Secretary