

Borough of Canonsburg
Zoning Hearing Board
November 15, 2022
6:30 pm

1. Call to Order:

The meeting was called to order by Mr. Trona at 6:46 PM

2. Pledge of Allegiance

3. Roll Call:

Mr. Manuel Pihakis, Chairman - Absent

Mr. Tony Trona – Present

Mr. James Strahl - Present

Ms. Holly Stabile, Solicitor – Present via phone

Mrs. Melissa Graff, Zoning Officer - Present

4. New Business:

1. The application by Anne and Ryan Carl, who is a requesting a variance to construct a detached garage on the property located at 148 W. College St., Canonsburg, Pennsylvania 15317.

Mr. Trona – We would like to hear from Anne and Ryan Carl. Would you like to explain your petition please?

Anne Carl – Sure. So actually, we have lived in our house going on 16 years, at 146 W. College St. We purchased in 2018, we purchased the property next door at 148 W. College. There was a structure on that property that had been abandoned and no one lived in it from the time we moved in so lots of critters and gross things, so we paid to have it torn down. We had done so with the intent to hopefully build a garage because we had tried to better our property. We had purchased the property with the intent of expanding our driveway and building a garage. So, we are here today because the zoning rules don't allow the size of the garage we would like, and we understand that there are some other steps that we would need to take to get this approved and we are totally prepared to do all of that as well.

Mr. Trona – Ok. So, it's my understanding that the lot you purchased they remain two separate lots. Is that correct?

Anne Carl – They do

Mr. Trona – Under our zoning code, you must have a primary residence on that lot to build a garage, ok?

Anne Carl – Uh huh

Mr. Trona – Under the zoning code 308 D, this board does not have the authority to grant a variance to put a garage on a property without a primary residence

Anne Carl – Ok

Mr. Trona – You understand that so far

Anne Carl – I do understand

Mr. Trona – So, your petition as written would have to be amended or tossed out because it is not accurate as to what has to take place. More like the cart before the horse, ok. The only way that you can put a garage on this property is if you go to the planning commission and consolidate this lot. You could then seek a variance on the height of the garage, but you would have the ability to put the garage on that property. So, it would all be consolidated under 146 W. College St.

Anne Carl – Ok

Mr. Trona – In discussion with our attorney, and to try and work with you, there is a possibility that if you amend this petition correctly that you are seeking a variance after the deed has been recorded, we can grant a conditional variance for the height of the garage, but this has to take place first, ok?

Anne Carl – Uh huh

Mr. Trona – So, what we could do is keep this meeting open and grant you the conditional variance on height, and that's the way we will read it on height. We are not granting you any variance to put a garage on here, just the height of the garage because the first step is you have to consolidate, so that is something that you're going to have to go to the planning board

Anne Carl – Ok

Holly Stabile, Solicitor – Let me step in and this is council speaking. Were you guys thinking of voting on the height variance today?

Mr. Trona – Yes

Holly Stabile, Solicitor – ok, then we will not have to have another meeting on this. You can vote on granting the height variance conditional and contingent on getting the lots consolidated. There will also need to be an amendment made to this application requesting a garage height of 22.2 feet

Mr. Trona – Ok

Anne Carl - Ok

Mr. Strahl made a motion to grant the variance for the height request of the garage contingent upon the consolidation of the lots at 146 and 148 W. College St. via the Planning Commission, with the primary lot being that of 146 W. College St., and no construction can begin until the consolidation is recorded on file and all proper permits have been approved and issued. Seconded by Mr. Trona.
All in favor. Motion carries.

5. Old Business

None.

6. Adjournment:

Mr. Strahl made a motion to adjourn the meeting at 7:00 PM. Seconded by Mr. Trona.

Meeting adjourned at 7:00 PM

Submitted by: Melissa Graff