

**Borough of Canonsburg**  
Zoning Hearing Board  
June 6, 2023  
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. Tony Trona, Chairman - Present

Mr. Joseph Graff, Jr. – Present

Mr. Earl Kleckner - Present

Ms. Holly Stabile, Solicitor – Absent (Health Issue)

Mrs. Melissa Graff, Zoning Officer - Present

**4. New Business:**

1. The application by Matthew Orndoff, who is requesting a variance to build a newly constructed garage up to his property line on the right side of the property while maintaining the existing garage location off of the alley, on the property located at 511 Euclid Ave., Canonsburg, Pennsylvania 15317.

Mr. Trona – Ok, so we have a variance for, to build. First of all, are you two together?

Male Attendee #2 – Yeah, this is Matt, he is the owner, and I am the contractor

Mr. Trona - To build on property line on right side of garage. Do you want to state your name for the record, please?

Male Attendee #1 – Matthew Orndoff

Male Attendee #2 – Quentin Areford

Mr. Trona – Um, I don't see on the drawings, you're going to have to introduce this to us, I don't see on the drawings where the property line is and where the garage is located, and I don't even see where the whole entire piece of property is. Can you identify that for us somehow?

Quentin Areford – You mean with the address and all of that?

Mr. Trona – No, no. The variance states that you want to build on the property line on the right side of the garage, but I don't have a drawing here. All I have is a drawing of the garage itself. None of the variances that I can see in the paperwork is dealing with any garage dimensions, it's just dealing with building on the property line itself. So, I don't see a drawing here showing me the property, the building on the property, and where the property lines are, so I don't know what we are talking about here. Can you clarify any of this?

Quentin Areford – Yeah, uh I mean we had both sides sign off on to build on the property line

Mr. Trona – That's fine, but I don't have what the size of the lot is, where is the garage going in conjunction to the lot

Quentin Areford – Well, there is a garage already there and we are going to tear it down and build a new one, so he has the dimensions for the property lines

Mr. Graff – Like we are looking for where the garage is at, where the house is at, where you're putting the new patio, where you're putting the new shed. You know what I mean? Right now, all you have is the front view of where the garage is at and the 24 ft side view of the garage. It's not plotted out as to where anything is going. What's the height of the peak of the garage?

Quentin Areford – It's going to be 10 ft high with a 6/12 pitch, so you're talking 15 ft.

Mr. Graff – Ok. Yeah as long as it stays 15 ft or under

Matt Orndoff – I'm going to pull up the parcel view of it

Mr. Graff – Yeah, I had that up too

Mr. Trona – Do we know the size of the lot?

Matt Orndoff – It's weird because it's broke up. So, the front of it I think is like 33 or 36, the right side goes back 50 some feet, then it goes 8 ft into the other property, and then it continues back. It used to be part of whatever the house number is beside me and then they separated it

Melissa Graff, Zoning Officer – While showing the parcel view of the lot to Mr. Trona, she advised the garage is approximately 42 inches off of the alley

Quentin Areford – We are going to have an apron there. We wanted to build it up to the alley so the water wouldn't run into the garage

Mr. Trona – Being that the garage is there, is there a grandfathered act what comes into play where he can put another garage on top of it, or once you tear that down, you're done, right? Nothing is grandfathered in, right?

Melissa Graff, Zoning Officer – Not necessarily. Correct. Which is why I said they would need to apply for a variance, especially because of the side property line, and now the back because you have to be 5 ft from the side and rear yard

Mr. Trona – Where's the house?

Melissa Graff, Zoning Officer – (Showed picture)

Mr. Graff – The garage is tucked right up against the house. What is it 2 or 3 ft?

Quentin Areford – How many feet now between the garage and your house, 3 ft?

Matt Orndoff – 3 ft

Mr. Graff – Are you building it right up to the house?

Quentin Areford – I'm taking it a foot back so it's going to narrow the space between the garage and the house

Mr. Kleckner – What is the current width of the garage?

Quentin Areford – What is the current width of the garage now, 18 ft?

Matt Orndoff – 16 ft

Mr. Kleckner – So you're going 4 ft to the left?

Matt Orndoff – It's going to go a foot, if you're looking at the back, it's going to go a foot to the left and 3 ft to the right

Mr. Kleckner – Ok, so you're going 3 ft to the right?

Matt Orndoff – It's going to be even with the house. Right now, if you're looking at the back of my garage, my house actually sticks a foot or two towards the property line, so I was going to bring the garage even to where my house is

Mr. Trona – This is the alley, this is the garage (drew pictures)

Melissa Graff, Zoning Officer – And there is a little looks like a speed bump to get into the garage. So, from the speed bump to the front of the garage is approximately 42 inches

Mr. Trona – Speed bump to the garage

Melissa Graff, Zoning Officer – It's like a little curb

Quentin Areford – It's a black top curb

Mr. Trona – In front of the garage?

Melissa Graff, Zoning Officer – Correct

Mr. Trona – And the house is right here?

Matt Orndoff – Right. So, right now the house edge is here, so I was just going to bring the garage to the edge of my house

Mr. Trona – Do you want the variance to go on this property line (right side)

Matt Orndoff – Yes, because this property line (left side) is like 16 ft away on that side

Mr. Trona – How are we getting the okay to build against this property line?

Matt Orndoff – Well, I got both neighbors to sign off, but this side is the only side that is going to be close to the property line, the other side is going to be 16 ft off

Mr. Trona – How about in the alley here?

Matt Orndoff – That is just where it is now. I don't have anywhere else to put it

Mr. Trona – Don't we need a variance for that?

Melissa Graff, Zoning Officer – That's what I think he needs to request, is to be able to put it where it is right now

Matt Orndoff – The only difference is that it's going to be closer to my property line, even with my house

Melissa Graff, Zoning Officer – Right. On the side

Quentin Areford – That's the only difference, right

Mr. Graff – Yeah, because I always thought it was 5 ft, it had to be pushed back 5 ft from the road

Melissa Graff, Zoning Officer – Right now it is approximately 42 inches

Mr. Trona – So, we are out on the alley and out on the. We need a variance for both, correct?

Mr. Graff – Yeah, for the right side and the alley is what I am thinking

Mr. Trona – Ok. This petition only says the right side. You said you got what from your neighbors?

Matt Orndoff – Both neighbors signed off that I could build on the property line

Quentin Areford – She has the papers

Melissa Graff, Zoning Officer – I sent them in your packet, but you might not have gotten them

Quentin Areford – We are going to put an apron with a drain in front of the garage, but I understand that 5 ft and since there is a garage already there, it can't be grandfathered in?

Mr. Trona – I don't believe so. I can ask Holly, but once you tear that down you lose all rights to that

Mr. Graff – Yeah, because I think the only way that can be grandfathered in is you would have to leave a corner

Mr. Trona – Something has to stay

Melissa Graff, Zoning Officer – Or a piece of it

Mr. Graff – Like you have to leave a corner of the building, and build off of that corner

Mr. Trona – That's my understanding. I would have to ask Holly to verify that, but that is my understanding. Anything else?

Quentin Areford – So, we are a foot and a half from the 5 ft

Mr. Graff – Yeah

Mr. Trona – So, you're out of scope on the back and on the right

Matt Orndoff – Yes

Mr. Graff – Which your right behind, the PNU is directly behind there

Matt Orndoff – Yes

Mr. Trona – Is there anything else? Could you excuse us for a moment so we can have a chat? You're tearing the old garage completely out?

Matt Orndoff – Yes

Mr. Graff – Floor and everything?

Mr. Trona – Floor, foundation, etc.?

Matt Orndoff – There's no, it's gravel floor now

Mr. Graff – Ok. I wasn't sure

(6:37 PM – Zoning Hearing Board recessed to discuss this further)

(6:55 PM – Zoning Hearing Board reconvened the meeting)

Mr. Trona – Where you're putting the new garage, you need a variance on the alley side; however, since the old garage, you're putting it in the same spot as the old garage, correct?

Matt Orndoff – Yes

Mr. Trona – So, we are fine with the way you had it written, but your petition is only calling for one variance. You're going to need an amendment on here for on the alley side of this garage. So, you will need to do an amendment to this application, ok.

Matt Orndoff – Ok

Mr. Trona – Any questions?

Matt Orndoff – No

Quentin Areford – When will the next hearing be?

Mr. Trona – Well, this hearing isn't over yet

Mr. Graff – So the amendment should be to stay where you're at now, do not exceed where you're at. Do not go any closer to the alley then where that garage is now

Matt Orndoff – ok, right

Quentin Areford – Right

Mr. Graff – So, we want to make sure we put that motion on the floor

Mr. Trona – Somebody please make a motion

Mr. Graff made a motion to approve the amendment of the existing request toward the alley side and a motion to approve the variance on the right side. Seconded by Mr. Kleckner.

No questions on the motion.

All in favor. Motion carries.

## **5. Old Business:**

None



**6. Adjournment:**

Mr. Kleckner made a motion to adjourn the meeting at 7:13 PM. Seconded by Mr. Graff.

Meeting adjourned at 7:13 PM

Submitted by: Melissa Graff